



**Address:** [4700 LATROBE TRACE WAY](#)  
**City:** FORT WORTH  
**Georeference:** 42406-10-14  
**Subdivision:** TRACE RIDGE ADDITION  
**Neighborhood Code:** 3K800C

**Latitude:** 32.8983663965  
**Longitude:** -97.2848191062  
**TAD Map:** 2066-448  
**MAPSCO:** TAR-036B



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** TRACE RIDGE ADDITION Block  
10 Lot 14

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
KELLER ISD (907)

**State Code:** A

**Year Built:** 1999

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/24/2024

**Site Number:** 07145373

**Site Name:** TRACE RIDGE ADDITION-10-14

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,909

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,150

**Land Acres<sup>\*</sup>:** 0.1641

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

SHRESTHA NATALIE LYNN CRAMER  
SHRESTHA SAMRIDH

**Primary Owner Address:**

4700 LATROBE TRACE WAY  
KELLER, TX 76244

**Deed Date:** 8/12/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222202466](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MELANIE RHODES REVOCABLE TRUST	1/21/2021	<a href="#">D221029895</a>		
RHODES MELANIE P;RHODES MICHAEL	6/10/2016	<a href="#">D216163752</a>		
COMBS SHELLY JEAN	12/23/2014	<a href="#">D214280326</a>		
HUHN JEFFREY;HUHN SHELLY COMBS	5/24/2011	<a href="#">D211123717</a>	0000000	0000000
SHABAY MARY E;SHABAY MICHAEL G	3/28/2002	00156020000199	0015602	0000199
LANG DAVID M II;LANG TREASURE	12/1/1999	00141650000183	0014165	0000183
D R HORTON TEXAS LTD	1/1/1998	00000000000000	0000000	0000000

## VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised <sup>+</sup>
2025	\$250,000	\$70,000	\$320,000	\$320,000
2024	\$260,000	\$70,000	\$330,000	\$330,000
2023	\$255,000	\$70,000	\$325,000	\$325,000
2022	\$250,617	\$50,000	\$300,617	\$300,617
2021	\$190,440	\$50,000	\$240,440	\$240,440
2020	\$186,215	\$50,000	\$236,215	\$236,215

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

## EXEMPTIONS / SPECIAL APPRAISAL

- HOMESTEAD GENERAL 11.13(b)

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.