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Address: [4705 CAROLINA TRACE TR](#)
City: FORT WORTH
Georeference: 42406-10-27
Subdivision: TRACE RIDGE ADDITION
Neighborhood Code: 3K800C

Latitude: 32.8972836177
Longitude: -97.2846283165
TAD Map: 2066-444
MAPSCO: TAR-036F



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

PROPERTY DATA

Legal Description: TRACE RIDGE ADDITION Block
10 Lot 27

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: 07145608

Site Name: TRACE RIDGE ADDITION-10-27

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,538

Percent Complete: 100%

Land Sqft^{*}: 5,500

Land Acres^{*}: 0.1262

Pool: N

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

MAXENNA PROPERTIES LLC - SERIES C

Primary Owner Address:

317 TENISON TRL
TROPHY CLUB, TX 76262

Deed Date: 12/19/2023

Deed Volume:

Deed Page:

Instrument: [D223224353](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ROB AND SLADIA OSBORN FAMILY TRUST	7/25/2023	D223149747		
OSBORN ROBERT;OSBORN SLADJANA	4/1/2022	D222086381		
GRABEL RELOCATION SERVICES WORLDWIDE INC	4/1/2022	D222086380		
SMITH ELIZABETH E;SMITH GREGORY	9/22/2017	D217225017		
DAVIS BRETT M	7/24/2012	D212184424	0000000	0000000
MCBRYDE SCOTT;MCBRYDE TERRAN	12/2/2008	D209157387	0000000	0000000
MCDONALD ENERGY INC	4/23/2004	D204124221	0000000	0000000
SEC OF HUD	1/10/2004	D204039707	0000000	0000000
MORTGAGE ELEC REG SYS INC	1/6/2004	D204012104	0000000	0000000
NEECE DAVID	5/27/1999	00138750000356	0013875	0000356
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 ⁺
2025	\$320,703	\$70,000	\$390,703	\$390,703
2024	\$320,703	\$70,000	\$390,703	\$390,703
2023	\$326,935	\$70,000	\$396,935	\$396,935
2022	\$287,519	\$50,000	\$337,519	\$295,105
2021	\$218,277	\$50,000	\$268,277	\$268,277
2020	\$213,414	\$50,000	\$263,414	\$263,414

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

There are no exemptions for this property

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.