

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 07563876

Address: 4753 EAGLE TRACE DR

City: FORT WORTH
Georeference: 42406-4-2

Subdivision: TRACE RIDGE ADDITION

Neighborhood Code: 3K800C

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

## PROPERTY DATA

Legal Description: TRACE RIDGE ADDITION Block

4 Lot 2

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: 2001

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

**Site Number:** 07563876

Latitude: 32.8943115937

**TAD Map:** 2066-444 **MAPSCO:** TAR-036F

Longitude: -97.2822192149

**Site Name:** TRACE RIDGE ADDITION-4-2 **Site Class:** A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 3,041
Percent Complete: 100%

Land Sqft\*: 7,150 Land Acres\*: 0.1641

Pool: N

+++ Rounded.

## OWNER INFORMATION

Current Owner:
PHAM HYDEN
PHAM KIMPHUONG
Primary Owner Address:
4753 EAGLE TRACE DR
KELLER, TX 76244-7960

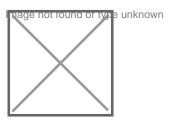
Deed Date: 4/26/2001 Deed Volume: 0014851 Deed Page: 0000149

Instrument: 00148510000149

| Previous Owners      | Date     | Instrument      | Deed Volume | Deed Page |
|----------------------|----------|-----------------|-------------|-----------|
| D R HORTON TEXAS LTD | 1/1/2000 | 000000000000000 | 0000000     | 0000000   |

07-11-2025 Page 1

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



**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 | \$296,837          | \$70,000    | \$366,837    | \$366,837        |
| 2024 | \$296,837          | \$70,000    | \$366,837    | \$366,837        |
| 2023 | \$353,000          | \$70,000    | \$423,000    | \$351,040        |
| 2022 | \$321,847          | \$50,000    | \$371,847    | \$319,127        |
| 2021 | \$240,115          | \$50,000    | \$290,115    | \$290,115        |
| 2020 | \$225,000          | \$50,000    | \$275,000    | \$275,000        |

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

## **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.

07-11-2025 Page 2

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