



Address: [4820 CAROLINA TRACE TR](#)
City: FORT WORTH
Georeference: 42406-9-12
Subdivision: TRACE RIDGE ADDITION
Neighborhood Code: 3K800C

Latitude: 32.8979483211
Longitude: -97.2822671111
TAD Map: 2066-444
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
9 Lot 12

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

Notice Sent Date: 4/15/2025

Notice Value: \$388,423

Protest Deadline Date: 5/24/2024

Site Number: 07818947

Site Name: TRACE RIDGE ADDITION-9-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,492

Percent Complete: 100%

Land Sqft^{*}: 6,969

Land Acres^{*}: 0.1599

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:

KAREN BOETTCHER TRUST

Primary Owner Address:

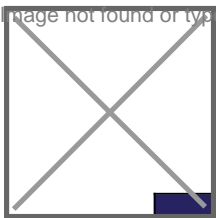
4820 CAROLINA TRACE TRL
FORT WORTH, TX 76244

Deed Date: 3/4/2021

Deed Volume:

Deed Page:

Instrument: [D221070477](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
BOETTCHER KAREN L	2/24/2020	142-20-032966		
BOETTCHER CHRISTIAN EST	2/26/2007	D207084530	0000000	0000000
RELO DIRECT INC	2/26/2007	D207084529	0000000	0000000
OVERTON CYNTHIA	5/29/2002	00157280000274	0015728	0000274
DR HORTON TEXAS LTD	1/1/2001	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	\$288,000	\$70,000	\$358,000	\$358,000
2024	\$318,423	\$70,000	\$388,423	\$346,060
2023	\$324,597	\$70,000	\$394,597	\$314,600
2022	\$285,426	\$50,000	\$335,426	\$286,000
2021	\$210,000	\$50,000	\$260,000	\$260,000
2020	\$200,000	\$50,000	\$250,000	\$250,000

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.