



Address: [4824 CAROLINA TRACE TR](#)
City: FORT WORTH
Georeference: 42406-9-13
Subdivision: TRACE RIDGE ADDITION
Neighborhood Code: 3K800C

Latitude: 32.898125331
Longitude: -97.2822676796
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
9 Lot 13

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: 2002

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$368,009

Protest Deadline Date: 5/24/2024

Site Number: 07818955

Site Name: TRACE RIDGE ADDITION-9-13

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,372

Percent Complete: 100%

Land Sqft^{*}: 6,969

Land Acres^{*}: 0.1599

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

MENDIOLA LANCASTER H

Primary Owner Address:

4824 CAROLINA TRACE TRL
FORT WORTH, TX 76244

Deed Date: 6/10/2024

Deed Volume:

Deed Page:

Instrument: [D224101344](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DANIEL CRAIG;DANIEL MARY E	9/10/2018	D218204460		
HAMICK JAMES	9/19/2016	D216220568		
BOYER MELANIE A;BOYER SHAUN J	2/15/2012	D212039964	0000000	0000000
YOUNG MARK A	3/23/2006	D206085599	0000000	0000000
MORRIS DAWN M;MORRIS RICK A	7/29/2002	00159090000433	0015909	0000433
DR HORTON TEXAS LTD	1/1/2001	000000000000000	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	\$298,009	\$70,000	\$368,009	\$368,009
2024	\$298,009	\$70,000	\$368,009	\$368,009
2023	\$290,948	\$70,000	\$360,948	\$360,948
2022	\$276,635	\$50,000	\$326,635	\$326,635
2021	\$225,677	\$50,000	\$275,677	\$275,677
2020	\$220,987	\$50,000	\$270,987	\$270,987

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.