



**Address:** [4912 DIAMOND TRACE TR](#)  
**City:** FORT WORTH  
**Georeference:** 8537M-9-4  
**Subdivision:** COVENTRY HILLS ADDITION  
**Neighborhood Code:** 3K800D

**Latitude:** 32.8990850387  
**Longitude:** -97.2801151489  
**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:** COVENTRY HILLS ADDITION  
Block 9 Lot 4 50% UNDIVIDED INTEREST

**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)

**Site Number:** 07865066  
**Site Name:** COVENTRY HILLS ADDITION 9 4 50% UNDIVIDED INTEREST  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 2  
**Approximate Size<sup>+++</sup>:** 1,309  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,227  
**Land Acres<sup>\*</sup>:** 0.1199

**State Code:** A  
**Year Built:** 2004  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$139,122  
**Protest Deadline Date:** 5/24/2024  
**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:**  
BENNETT JANICE KAY  
**Primary Owner Address:**  
4912 DIAMOND TRACE TRL  
KELLER, TX 76244

**Deed Date:** 8/15/2019  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D219181470](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BENNETT JANICE KAY;BENNETT JOHN JASON	8/14/2019	<a href="#">D219181470</a>		
LANCASTER NORMAN EST	11/16/2004	<a href="#">D204367083</a>	0000000	0000000
HMH LIFESTYLES LP	11/16/2004	<a href="#">D204367082</a>	0000000	0000000
HISTORY MAKER HOMES LLC	4/27/2002	00159080000092	0015908	0000092
DISSMORE ENTERPRISES INC	4/26/2002	00159080000087	0015908	0000087
SOUTHFORK DEV 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 <sup>+</sup>
2025	\$109,122	\$30,000	\$139,122	\$139,122
2024	\$109,122	\$30,000	\$139,122	\$132,782
2023	\$114,437	\$30,000	\$144,437	\$120,711
2022	\$92,008	\$22,500	\$114,508	\$109,737
2021	\$79,785	\$22,500	\$102,285	\$99,761
2020	\$68,192	\$22,500	\$90,692	\$90,692

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.