



LOCATION

Address: [4720 BRISTOL TRACE TR](#)
City: FORT WORTH
Georeference: 42406-4-25
Subdivision: TRACE RIDGE ADDITION
Neighborhood Code: 3K800C

Latitude: 32.8946189549
Longitude: -97.2838905709
TAD Map: 2066-444
MAPSCO: TAR-036F



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
4 Lot 25

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: 2000

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 07144369
Site Name: TRACE RIDGE ADDITION-4-25
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,057
Percent Complete: 100%
Land Sqft^{*}: 7,150
Land Acres^{*}: 0.1641
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:

CAN TRUONG PHAN & HONG THU NGUYEN FAMILY TRUST

Primary Owner Address:

4720 BRISTOL TR
FORT WORTH, TX 76244

Deed Date: 12/20/2023

Deed Volume:

Deed Page:

Instrument: [D223228299](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PHAN CAN T;PHAN THU H NGUYEN	1/14/2008	D208024117	0000000	0000000
FEDERAL HOME LOAN MTG CORP	6/5/2007	D207261537	0000000	0000000
VENEGAS LETICIA;VENEGAS MARTIN	3/7/2007	D207221246	0000000	0000000
VENEGAS LETICIA;VENEGAS MARTIN	4/28/2000	00143270000196	0014327	0000196
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	\$0	\$0	\$0	\$0
2024	\$376,392	\$70,000	\$446,392	\$406,379
2023	\$383,733	\$70,000	\$453,733	\$369,435
2022	\$337,143	\$50,000	\$387,143	\$335,850
2021	\$255,318	\$50,000	\$305,318	\$305,318
2020	\$249,554	\$50,000	\$299,554	\$299,554

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.