



Address: [4341 ESPRIT AVE](#)
City: FORT WORTH
Georeference: 26498U-1-23
Subdivision: MONTRACHET
Neighborhood Code: 4W004G

Latitude: 32.7109775873
Longitude: -97.4878646227
TAD Map: 2000-380
MAPSCO: TAR-072U



Google Map or type unknown

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

PROPERTY DATA

Legal Description: MONTRACHET Block 1 Lot 23
WATER DISTRICT BOUNDARY SPLIT

Jurisdictions:

CITY OF FORT WORTH (026)	Site Number: 800051893
TARRANT COUNTY (220)	Site Name: MONTRACHET 1 23 WATER DISTRICT BOUNDARY SPLIT
TARRANT REGIONAL WATER DISTRICT (223)	Site Class: C1 - Residential - Vacant Land
TARRANT COUNTY HOSPITAL (224)	Parcels: 2
TARRANT COUNTY COLLEGE (225)	Approximate Size⁺⁺⁺: 0
FORT WORTH ISD (905)	Percent Complete: 0%
State Code: C1	Land Sqft[*]: 174,424
Year Built: 0	Land Acres[*]: 4.0042
Personal Property Account: N/A	Pool: N
Agent: FORTRESS TAX DEFENSE LLC (12137)	
Notice Sent Date: 4/15/2025	
Notice Value: \$825,896	
Protest Deadline Date: 5/24/2024	

⁺⁺⁺ Rounded.

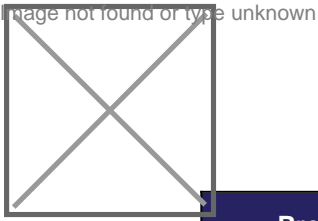
^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

4341 ESPRIT AVENUE TRUST
Primary Owner Address:
4150 INTERNATIONAL PLAZA SUITE 810
ANN LOPEZ
FORT WORTH, TX 76109

Deed Date: 3/20/2023
Deed Volume:
Deed Page:
Instrument: [D223046117](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CJBFT INVESTMENTS LLC	4/16/2021	D221108228		

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	\$825,896	\$825,896	\$780,000
2024	\$0	\$650,000	\$650,000	\$650,000
2023	\$0	\$650,000	\$650,000	\$650,000
2022	\$0	\$598,500	\$598,500	\$598,500
2021	\$0	\$598,500	\$598,500	\$598,500
0	\$0	\$0	\$0	\$0

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

There are no exemptions for this property

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.