VALUES

08-28-2025

Georeference: 26498U-1-24 Subdivision: MONTRACHET

City: FORT WORTH

Address: 4333 ESPRIT AVE

Googlet Mapd or type unknown

Neighborhood Code: 4W004G

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

PROPERTY DATA

Legal Description: MONTRACHET Block 1 Lot 24 WATER DISTRICT BOUNDARY SPLIT Jurisdictions: CITY OF FORT WORTH (026) Site Number: 800051894 **TARRANT COUNTY (220)** TARRANT REGIONAL WATER DISTRICT (223) TARRANT COUNTY HOSPITAL (224) Class: A1 - Residential - Single Family TARRANT COUNTY COLLEGE (225)els: 2 FORT WORTH ISD (905) Approximate Size+++: 0 State Code: C1 Percent Complete: 100% Year Built: 2023 Land Sqft*: 38,578 Personal Property Account: N/A Land Acres*: 0.8856 Agent: None Pool: Y 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: VINSON RYAN **Primary Owner Address:** 4673 SAINT BENET CT FORT WORTH, TX 76126

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.

Latitude: 32.7120174757 Longitude: -97.4885157915 TAD Map: 2000-380 MAPSCO: TAR-072U

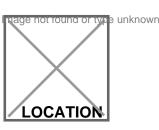
Deed Date: 11/14/2022

Instrument: D222269981

Deed Volume:

Deed Page:





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Tarrant Appraisal District Property Information | PDF Account Number: 42623993



Year	Improvement Market	Land Market	Total Market	Total Appraised
2025	\$0	\$109,699	\$109,699	\$109,699
2024	\$0	\$120,138	\$120,138	\$120,138
2023	\$0	\$105,000	\$105,000	\$105,000
2022	\$0	\$168,192	\$168,192	\$168,192
2021	\$0	\$147,000	\$147,000	\$147,000
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.