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Address: [4333 ESPRIT AVE](#)
City: FORT WORTH
Georeference: 26498U-1-24
Subdivision: MONTRACHET
Neighborhood Code: 4W004G

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



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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)	Site Name: MONTRACHET 1 24 WATER DISTRICT BOUNDARY SPLIT
TARRANT REGIONAL WATER DISTRICT (223)	Site Class: A1 - Residential - Single Family
TARRANT COUNTY HOSPITAL (224)	Parcels: 2
TARRANT COUNTY COLLEGE (225)	Approximate Size⁺⁺⁺: 0
FORT WORTH ISD (905)	Percent Complete: 100%
State Code: C1	Land Sqft[*]: 38,578
Year Built: 2023	Land Acres[*]: 0.8856
Personal Property Account: N/A	Pool: Y
Agent: None	
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	Deed Date: 11/14/2022
Primary Owner Address: 4673 SAINT BENET CT FORT WORTH, TX 76126	Deed Volume: Deed Page: Instrument: D222269981

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	\$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.