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**Address:** [4617 ESPRIT AVE](#)  
**City:** FORT WORTH  
**Georeference:** 26498U-1-16  
**Subdivision:** MONTRACHET  
**Neighborhood Code:** 4W004E

**Latitude:** 32.705475051  
**Longitude:** -97.48911224  
**TAD Map:** 2000-376  
**MAPSCO:** TAR-072Y



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

## PROPERTY DATA

**Legal Description:** MONTRACHET Block 1 Lot 16

**Jurisdictions:**

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- FORT WORTH ISD (905)

**State Code:** A

**Year Built:** 2021

**Personal Property Account:** N/A

**Agent:** SOUTHLAND PROPERTY TAX CONSULTANTS INC (00844) N

**Protest Deadline Date:** 5/24/2024

**Site Number:** 800051886  
**Site Name:** MONTRACHET 1 16  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 5,760  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 37,462  
**Land Acres<sup>\*</sup>:** 0.8600  
**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:**

LITTLE BRAD  
LITTLE KATHRYN

**Primary Owner Address:**

209 W 2ND ST #262  
FORT WORTH, TX 76102

**Deed Date:** 1/29/2021  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D221028389](#)

## 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	\$1,181,000	\$590,000	\$1,771,000	\$1,771,000
2024	\$1,335,000	\$590,000	\$1,925,000	\$1,925,000
2023	\$1,285,000	\$590,000	\$1,875,000	\$1,875,000
2022	\$1,160,000	\$590,000	\$1,750,000	\$1,750,000
2021	\$0	\$192,500	\$192,500	\$192,500
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

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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.