



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



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 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⁺⁺⁺: 5,760

Percent Complete: 100%

Land Sqft^{*}: 37,462

Land Acres^{*}: 0.8600

⁺⁺⁺ 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 ⁺
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

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.