



Address: [4409 ESPRIT AVE](#)
City: FORT WORTH
Georeference: 26498U-1-21
Subdivision: MONTRACHET
Neighborhood Code: 4W004G

Latitude: 32.7092916485
Longitude: -97.488546554
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 21

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: 2023

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$3,255,761

Protest Deadline Date: 5/24/2024

Site Number: 800051891

Site Name: MONTRACHET 1 21

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 7,755

Percent Complete: 100%

Land Sqft^{*}: 50,530

Land Acres^{*}: 1.1600

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:

BRASWELL BRYAN ROBERT

Primary Owner Address:

4409 ESPRIT AVE
FORT WORTH, TX 76126

Deed Date: 9/13/2024

Deed Volume:

Deed Page:

Instrument: [D224166241](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
BRASWELL HOMES INC	7/19/2023	D223130988		
TWO FROGS LLC	8/25/2021	D221267421		
GBA PROPERTIES LLC	4/23/2021	D221117189		

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	\$2,682,261	\$573,500	\$3,255,761	\$3,255,761
2024	\$437,634	\$548,500	\$986,134	\$986,134
2023	\$0	\$383,950	\$383,950	\$383,950
2022	\$0	\$350,000	\$350,000	\$350,000
2021	\$0	\$350,000	\$350,000	\$350,000
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.