



Address: [4309 ESPRIT AVE](#)
City: FORT WORTH
Georeference: 26498U-1-28
Subdivision: MONTRACHET
Neighborhood Code: 4W004G

Latitude: 32.7114093107
Longitude: -97.4911360881
TAD Map: 2000-376
MAPSCO: TAR-072U



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 28

Jurisdictions:

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

State Code: O

Year Built: 0

Personal Property Account: N/A

Agent: SOUTHLAND PROPERTY TAX CONSULTANTS INC (00344)

Protest Deadline Date: 5/24/2024

Site Number: 800051897

Site Name: MONTRACHET 1 28

Site Class: O1 - Residential - Vacant Inventory

Parcels: 1

Approximate Size⁺⁺⁺: 0

Percent Complete: 0%

Land Sqft^{*}: 61,420

Land Acres^{*}: 1.4100

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

MORRISON GROUP INC

Primary Owner Address:

1620 WABASH AVE
FORT WORTH, TX 76107

Deed Date: 10/19/2020

Deed Volume:

Deed Page:

Instrument: [D220270770](#)

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	\$402,159	\$402,159	\$402,159
2024	\$0	\$423,325	\$423,325	\$423,325
2023	\$0	\$423,325	\$423,325	\$423,325
2022	\$0	\$423,325	\$423,325	\$423,325
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.