



Address: [4301 ESPRIT AVE](#)
City: FORT WORTH
Georeference: 26498U-1-29
Subdivision: MONTRACHET
Neighborhood Code: 4W004G

Latitude: 32.7114969902
Longitude: -97.4917476909
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 29

Jurisdictions:

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

State Code: C1

Year Built: 0

Personal Property Account: N/A

Agent: INTEGRATAX (00753)

Protest Deadline Date: 5/24/2024

Site Number: 800051898
Site Name: MONTRACHET 1 29
Site Class: C1 - Residential - Vacant Land
Parcels: 1
Approximate Size⁺⁺⁺: 0
Percent Complete: 0%
Land Sqft^{*}: 58,370
Land Acres^{*}: 1.3400
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:

FRICKS GREG
FRICKS LAUREN

Primary Owner Address:

9465 SAGRADA PARK
FORT WORTH, TX 76126

Deed Date: 12/12/2022
Deed Volume:
Deed Page:
Instrument: [D222284451](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MORRISON GROUP INC	10/19/2020	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	\$485,000	\$485,000	\$485,000
2024	\$0	\$485,000	\$485,000	\$485,000
2023	\$0	\$412,300	\$412,300	\$412,300
2022	\$0	\$412,300	\$412,300	\$412,300
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.