



**Address:** [4217 ESPRIT AVE](#)  
**City:** FORT WORTH  
**Georeference:** 26498U-1-32  
**Subdivision:** MONTRACHET  
**Neighborhood Code:** 4W004G

**Latitude:** 32.7115654932  
**Longitude:** -97.4938649805  
**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 32

**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:** INTEGRATAX (00753)

**Protest Deadline Date:** 7/12/2024

**Site Number:** 800051901

**Site Name:** MONTRACHET 1 32

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 5,369

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 59,242

**Land Acres<sup>\*</sup>:** 1.3600

**Pool:** Y

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

STANLEY MERI

STANLEY MICHAEL D

**Primary Owner Address:**

4217 ESPRIT AVE  
FORT WORTH, TX 76126

**Deed Date:** 9/16/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220236522](#)

## 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	\$1,228,677	\$593,500	\$1,822,177	\$1,822,177
2024	\$1,410,895	\$593,500	\$2,004,395	\$2,004,395
2023	\$1,909,490	\$593,500	\$2,502,990	\$2,502,990
2022	\$745,699	\$593,500	\$1,339,199	\$1,339,199
2021	\$0	\$500,000	\$500,000	\$500,000
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

- HOMESTEAD GENERAL 11.13(b)

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.