



**Address:** [4657 ESPRIT AVE](#)  
**City:** FORT WORTH  
**Georeference:** 26498U-1-12X-09  
**Subdivision:** MONTRACHET  
**Neighborhood Code:** 220-Common Area

**Latitude:** 32.7034799696  
**Longitude:** -97.4890904377  
**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 12X  
PVT DETENTION POND

**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)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$1

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

**Site Number:** 800051724

**Site Name:** MONTRACHET 1 12X PVT DETENTION POND

**Site Class:** CmnArea - Residential - Common Area

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 0

**Percent Complete:** 0%

**Land Sqft<sup>\*</sup>:** 30,056

**Land Acres<sup>\*</sup>:** 0.6900

**Pool:** N

<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:**

MONTRACHET HOMEOWNERS ASSOCIATION INC

**Primary Owner Address:**

1800 PRESTON PARK BLVD STE 200  
PLANO, TX 75093

**Deed Date:** 2/1/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224029913](#)

## 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	\$0	\$1	\$1	\$1
2024	\$0	\$1	\$1	\$1
2023	\$0	\$1	\$1	\$1
2022	\$0	\$1	\$1	\$1
2021	\$0	\$1	\$1	\$1
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.