

Tarrant Appraisal District

Property Information | PDF

Account Number: 42628626

Address: 4648 ESPRIT AVE

City: FORT WORTH

Georeference: 26498U-2-10 Subdivision: MONTRACHET Neighborhood Code: 4W004E Longitude: -97.4898967032 TAD Map: 2000-376 MAPSCO: TAR-072Y

Latitude: 32.7039291861

Site Number: 800051741

Parcels: 1

Site Name: MONTRACHET 2 10

Approximate Size+++: 5,492

Percent Complete: 100%

**Land Sqft**\*: 23,087

Land Acres\*: 0.5300

Site Class: A1 - Residential - Single Family



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This map, content, and location of property is provided by Google Services.

## **PROPERTY DATA**

Legal Description: MONTRACHET Block 2 Lot 10

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: 2022

Personal Property Account: N/A

Agent: SOUTHLAND PROPERTY TAX CONSULTANTS INC (0) Notice Sent Date: 4/15/2025

Notice Value: \$1,903,451 Protest Deadline Date: 5/24/2024

+++ Rounded.

## **OWNER INFORMATION**

Current Owner:Deed Date: 5/6/2024WHITLOCK THEODOREDeed Volume:Primary Owner Address:Deed Page:

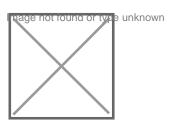
4648 ESPRIT AVE

FORT WORTH, TX 76126 Instrument: <u>D224079292</u>

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OLERIO HOMES LLC	5/4/2021	D221133622		

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



**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	\$1,243,675	\$507,500	\$1,751,175	\$1,751,175
2024	\$1,395,951	\$507,500	\$1,903,451	\$1,903,451
2023	\$511,500	\$507,500	\$1,019,000	\$1,019,000
2022	\$0	\$355,250	\$355,250	\$355,250
2021	\$0	\$192,500	\$192,500	\$192,500
0	\$0	\$0	\$0	\$0

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **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.

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.