



Address: [4640 ESPRIT AVE](#)
City: FORT WORTH
Georeference: 26498U-2-11
Subdivision: MONTRACHET
Neighborhood Code: 4W004E

Latitude: 32.7043185319
Longitude: -97.4898888473
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 2 Lot 11

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: None

Notice Sent Date: 4/15/2025

Notice Value: \$1,893,260

Protest Deadline Date: 5/24/2024

Site Number: 800051739
Site Name: MONTRACHET 2 11
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 6,390
Percent Complete: 100%
Land Sqft^{*}: 24,829
Land Acres^{*}: 0.5700
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:

MANGUM JASON
MANGUM SUMMER

Primary Owner Address:

4640 ESPRIT AVE
FORT WORTH, TX 76126

Deed Date: 8/13/2024
Deed Volume:
Deed Page:
Instrument: [D224149322](#)

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



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	\$1,375,760	\$517,500	\$1,893,260	\$1,893,260
2024	\$1,375,760	\$517,500	\$1,893,260	\$1,893,260
2023	\$441,395	\$517,500	\$958,895	\$958,895
2022	\$0	\$362,250	\$362,250	\$362,250
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.

+ 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.