



**Address:** [4604 MONTRACHET BLVD](#)  
**City:** FORT WORTH  
**Georeference:** 26498U-5-21X-09  
**Subdivision:** MONTRACHET  
**Neighborhood Code:** 220-Common Area

**Latitude:** 32.7051124358  
**Longitude:** -97.4929356572  
**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 5 Lot 21X  
COMMON AREA

**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:** 800051809  
**Site Name:** MONTRACHET 5 21X COMMON AREA  
**Site Class:** CmnArea - Residential - Common Area  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 0  
**Percent Complete:** 0%  
**Land Sqft<sup>\*</sup>:** 11,761  
**Land Acres<sup>\*</sup>:** 0.2700  
**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:**  
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.