



Address: [4200 ESPRIT AVE](#)
City: FORT WORTH
Georeference: 26498U-6-33
Subdivision: MONTRACHET
Neighborhood Code: 4W004G

Latitude: 32.7104223634
Longitude: -97.4952104324
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 6 Lot 33

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: TEXAS TAX PROTEST (05909)

Protest Deadline Date: 5/24/2024

Site Number: 800051843

Site Name: MONTRACHET 6 33

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 5,382

Percent Complete: 100%

Land Sqft^{*}: 42,689

Land Acres^{*}: 0.9800

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:

FLAT CANYON TRUST

Primary Owner Address:

2830 S HULEN ST # 375
FORT WORTH, TX 76109

Deed Date: 8/2/2020

Deed Volume:

Deed Page:

Instrument: [D220105746](#)

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	\$1,358,000	\$508,000	\$1,866,000	\$1,866,000
2024	\$1,358,000	\$508,000	\$1,866,000	\$1,866,000
2023	\$1,625,000	\$508,000	\$2,133,000	\$2,133,000
2022	\$749,393	\$508,000	\$1,257,393	\$1,257,393
2021	\$0	\$275,000	\$275,000	\$275,000
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

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.