



Address: [4216 ESPRIT AVE](#)
City: FORT WORTH
Georeference: 26498U-6-43
Subdivision: MONTRACHET
Neighborhood Code: 4W004G

Latitude: 32.7106910874
Longitude: -97.4939951058
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 43

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: 2023

Personal Property Account: N/A

Agent: SOUTHLAND PROPERTY TAX CONSULTANTS INC (00844) N

Notice Sent Date: 4/15/2025

Notice Value: \$2,604,689

Protest Deadline Date: 7/12/2024

Site Number: 800051853
Site Name: MONTRACHET 6 43
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 6,209
Percent Complete: 100%
Land Sqft^{*}: 30,492
Land Acres^{*}: 0.7000
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:

WELLS BRICE JORDAN
WELLS KATHRYN SCULLY

Primary Owner Address:
4216 ESPRIT AVE
FORT WORTH, TX 76126

Deed Date: 10/31/2024
Deed Volume:
Deed Page:
Instrument: [D224196168](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OHSAILAWAY LLC	5/4/2021	D221130496		



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	\$2,134,689	\$470,000	\$2,604,689	\$2,604,689
2024	\$344,316	\$445,000	\$789,316	\$718,116
2023	\$0	\$311,500	\$311,500	\$311,500
2022	\$0	\$311,500	\$311,500	\$311,500
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.