



Address: [4324 ESPRIT AVE](#)
City: FORT WORTH
Georeference: 26498U-6-50
Subdivision: MONTRACHET
Neighborhood Code: 4W004G

Latitude: 32.7103904168
Longitude: -97.4900854697
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 50

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
FORT WORTH ISD (905)

State Code: O

Year Built: 0

Personal Property Account: N/A

Agent: INTEGRATAX (00753)

Protest Deadline Date: 7/12/2024

Site Number: 800051860
Site Name: MONTRACHET 6 50
Site Class: O1 - Residential - Vacant Inventory
Parcels: 1
Approximate Size⁺⁺⁺: 0
Percent Complete: 0%
Land Sqft^{*}: 46,609
Land Acres^{*}: 1.0700
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:

OLERIO HOMES LLC

Primary Owner Address:

6310 LEMMON AVE SUITE 110
DALLAS, TX 75209

Deed Date: 9/5/2023
Deed Volume:
Deed Page:
Instrument: [D223161901](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CJBFT INVESTMENTS LLC	4/16/2021	D221108183		

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	\$0	\$369,775	\$369,775	\$369,775
2024	\$0	\$369,775	\$369,775	\$369,775
2023	\$0	\$369,775	\$369,775	\$369,775
2022	\$0	\$369,775	\$369,775	\$369,775
2021	\$0	\$350,000	\$350,000	\$350,000
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.