



**Address:** [4332 ESPRIT AVE](#)  
**City:** FORT WORTH  
**Georeference:** 26498U-6-51  
**Subdivision:** MONTRACHET  
**Neighborhood Code:** 4W004G

**Latitude:** 32.710466408  
**Longitude:** -97.489530599  
**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 51

**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:** THE GALLAGHER FIRM PLLC (11961)

**Protest Deadline Date:** 5/24/2024

**Site Number:** 800051861

**Site Name:** MONTRACHET 6 51

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 6,382

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 45,302

**Land Acres<sup>\*</sup>:** 1.0400

**Pool:** Y

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

COOK JEFF SCOTT

**Primary Owner Address:**

4332 ESPRIT AVE  
FORT WORTH, TX 76126

**Deed Date:** 6/15/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221173045](#)

## 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	\$1,636,500	\$521,500	\$2,158,000	\$2,158,000
2024	\$1,636,500	\$521,500	\$2,158,000	\$2,158,000
2023	\$2,452,839	\$521,500	\$2,974,339	\$2,974,339
2022	\$0	\$430,000	\$430,000	\$430,000
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

- HOMESTEAD GENERAL 11.13(b)

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.