

LOCATION

Address: [4649 ESPRIT AVE](#)
City: FORT WORTH
Georeference: 26498U-1-13
Subdivision: MONTRACHET
Neighborhood Code: 4W004E

Latitude: 32.7039899359
Longitude: -97.4891230379
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 1 Lot 13

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)

Protest Deadline Date: 5/15/2025

Site Number: 800051884
Site Name: MONTRACHET 1 13
Site Class: C1 - Residential - Vacant Land
Parcels: 1
Approximate Size⁺⁺⁺: 0
Percent Complete: 0%
Land Sqft^{*}: 38,332
Land Acres^{*}: 0.8800
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:

MINNEHAN BRETT
 MINNEHAN JULIE

Primary Owner Address:

125 BUCHANAN CT
 ALEDO, TX 76008

Deed Date: 4/10/2024
Deed Volume:
Deed Page:
Instrument: [D224063060](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KIM JENNIFER;WOOLDRIDGE JEDEDIAH	8/25/2023	D223153994		
HAHNFELD GIORDANO COCANOWER LLC	8/18/2022	D222208299		

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	\$0	\$0	\$0
2024	\$0	\$433,918	\$433,918	\$433,918
2023	\$0	\$416,500	\$416,500	\$416,500
2022	\$0	\$416,500	\$416,500	\$416,500
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.