

## LOCATION

**Address:** [4616 ESPRIT AVE](#)  
**City:** FORT WORTH  
**Georeference:** 26498U-3-24  
**Subdivision:** MONTRACHET  
**Neighborhood Code:** 4W004E

**Latitude:** 32.7055646255  
**Longitude:** -97.4898740008  
**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 3 Lot 24

**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:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 800051771  
**Site Name:** MONTRACHET 3 24  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 4,290  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 22,216  
**Land Acres<sup>\*</sup>:** 0.5100  
**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:**

HATEM JOHN P  
 HATEM STACEY A

**Primary Owner Address:**

4616 ESPRIT AVE  
 FORT WORTH, TX 76126

**Deed Date:** 4/12/2022  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D222096219](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HAHNFELD GIORDANO COCANOWER LLC	2/1/2021	<a href="#">D221031624</a>		

## 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	\$0	\$0	\$0	\$0
2024	\$1,324,838	\$502,500	\$1,827,338	\$1,827,338
2023	\$1,355,002	\$502,500	\$1,857,502	\$1,857,502
2022	\$1,117,311	\$502,500	\$1,619,811	\$1,619,811
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

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- 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.