



## LOCATION

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**Address:** [4500 SAINT ESTEPHE PL](#)  
**City:** FORT WORTH  
**Georeference:** 26498U-6-24  
**Subdivision:** MONTRACHET  
**Neighborhood Code:** 4W004F

**Latitude:** 32.7097643873  
**Longitude:** -97.4970873684  
**TAD Map:** 2000-376  
**MAPSCO:** TAR-072X



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

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**Legal Description:** MONTRACHET Block 6 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:** C1

**Year Built:** 0

**Personal Property Account:** N/A

**Agent:** INTEGRATAX (00753)

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

**Site Number:** 800051836

**Site Name:** MONTRACHET 6 24

**Site Class:** C1 - Residential - Vacant Land

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 0

**Percent Complete:** 0%

**Land Sqft<sup>\*</sup>:** 60,548

**Land Acres<sup>\*</sup>:** 1.3900

**Pool:** N

<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

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**Current Owner:**

SIRATT COLBY D

SIRATT JUDY

**Primary Owner Address:**

6000 WESTERN PLACE II SUITE 110  
FORT WORTH, TX 76102

**Deed Date:** 12/2/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222281413](#)

## VALUES

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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	\$550,000	\$550,000	\$550,000
2024	\$0	\$550,000	\$550,000	\$550,000
2023	\$0	\$500,000	\$500,000	\$500,000
2022	\$0	\$420,175	\$420,175	\$420,175
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

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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.