



**Address:** [4412 MC CART AVE](#)  
**City:** FORT WORTH  
**Georeference:** 7100-1-6  
**Subdivision:** CHARLESTON HEIGHTS  
**Neighborhood Code:** 4T930N

**Latitude:** 32.6826850893  
**Longitude:** -97.3533437577  
**TAD Map:** 2042-368  
**MAPSCO:** TAR-090K



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** CHARLESTON HEIGHTS Block  
1 Lot 6

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
FORT WORTH ISD (905)

**State Code:** A

**Year Built:** 1923

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$116,601

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

**Site Number:** 00530204

**Site Name:** CHARLESTON HEIGHTS-1-6

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,112

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,000

**Land Acres<sup>\*</sup>:** 0.1606

**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

**Current Owner:**

MARTINEZ JUAN

MARTINEZ ARTURO

**Primary Owner Address:**

4412 MCCART AVE  
FORT WORTH, TX 76115-1924

**Deed Date:** 11/23/1998

**Deed Volume:** 0013572

**Deed Page:** 0000562

**Instrument:** 00135720000562

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MARTINEZ HONORIO	4/14/1994	00116140000898	0011614	0000898
MARTINEZ HONORIO	4/12/1994	00116140000898	0011614	0000898
MARTINEZ HONORIO ETAL	1/22/1993	00116140000895	0011614	0000895
MARTINEZ HONORIO;MARTINEZ PETRA	4/30/1984	00078120000550	0007812	0000550
HENRY LEON O	12/31/1900	00000000000000	0000000	0000000

## 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	\$74,601	\$42,000	\$116,601	\$58,672
2024	\$74,601	\$42,000	\$116,601	\$53,338
2023	\$84,969	\$42,000	\$126,969	\$48,489
2022	\$76,187	\$20,000	\$96,187	\$44,081
2021	\$48,667	\$20,000	\$68,667	\$40,074
2020	\$52,807	\$20,000	\$72,807	\$36,431

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.