



Address: [4404 MC CART AVE](#)
City: FORT WORTH
Georeference: 7100-1-8-30
Subdivision: CHARLESTON HEIGHTS
Neighborhood Code: 4T930N

Latitude: 32.6829516263
Longitude: -97.3533432006
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 S 45'8 & N 5'7

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: 1946

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$159,732

Protest Deadline Date: 5/24/2024

Site Number: 00530220

Site Name: CHARLESTON HEIGHTS-1-8-30

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 828

Percent Complete: 100%

Land Sqft^{*}: 7,000

Land Acres^{*}: 0.1606

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:

PEREZ TYLER DENISE

Primary Owner Address:

4404 MCCART AVE
FORT WORTH, TX 76115

Deed Date: 5/21/2021

Deed Volume:

Deed Page:

Instrument: [D221151284](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LINC CONN REVOCABLE TRUST	7/2/2018	D218223223		
CONN LINC J	10/4/1991	00104250001039	0010425	0001039
ENGLAND MARY	3/2/1987	00089110000884	0008911	0000884
CLARK W A;CLARK W THOMAS	3/19/1986	00084890001880	0008489	0001880
REEVES WILLIAM F	7/13/1984	00078890000188	0007889	0000188
ENGLAND MARY	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 ⁺
2025	\$117,732	\$42,000	\$159,732	\$159,732
2024	\$117,732	\$42,000	\$159,732	\$154,000
2023	\$98,000	\$42,000	\$140,000	\$140,000
2022	\$116,533	\$20,000	\$136,533	\$136,533
2021	\$73,669	\$20,000	\$93,669	\$93,669
2020	\$58,696	\$20,000	\$78,696	\$78,696

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.