



**Address:** [4201 MC CART AVE](#)  
**City:** FORT WORTH  
**Georeference:** 8730-4-1  
**Subdivision:** CRESTLAND ADDITION  
**Neighborhood Code:** 4T930C

**Latitude:** 32.6866021583  
**Longitude:** -97.3526737159  
**TAD Map:** 2042-368  
**MAPSCO:** TAR-090F



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** CRESTLAND ADDITION Block 4  
Lot 1

**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:** 1947

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$115,602

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

**Site Number:** 00654922

**Site Name:** CRESTLAND ADDITION-4-1

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 847

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,100

**Land Acres<sup>\*</sup>:** 0.1629

**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:**

DURAN ALEJANDRO  
MARTINEZ JATZIRI

**Primary Owner Address:**

4201 MC CART AVE  
FORT WORTH, TX 76115

**Deed Date:** 11/23/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222134620](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCCART AVE 4201 LAND TRUST	11/12/2021	<a href="#">D221354284</a>		
BERANEK JUSTIN	8/6/2021	<a href="#">D221245945</a>		
INTEGRITY ALL CASH HOME BUYERS LLC	3/29/2021	<a href="#">D221088377</a>		
FORT WORTH LIVING LTD	3/15/2006	<a href="#">D206080145</a>	0000000	0000000
ALLIED CAPITAL PARTNERS LP	11/28/2005	<a href="#">D205367756</a>	0000000	0000000
MERCER ROBERT P	5/13/2004	<a href="#">D204169151</a>	0000000	0000000
MERCER JACK R EST	12/31/1900	000000000000000	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	\$73,502	\$42,100	\$115,602	\$112,336
2024	\$73,502	\$42,100	\$115,602	\$102,124
2023	\$58,029	\$42,100	\$100,129	\$92,840
2022	\$59,400	\$25,000	\$84,400	\$84,400
2021	\$42,900	\$25,000	\$67,900	\$67,900
2020	\$42,900	\$25,000	\$67,900	\$67,900

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.