



Address: [4217 MC CART AVE](#)
City: FORT WORTH
Georeference: 8730-4-5
Subdivision: CRESTLAND ADDITION
Neighborhood Code: 4T930C

Latitude: 32.6860582164
Longitude: -97.3526746535
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 5

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: \$180,764

Protest Deadline Date: 5/24/2024

Site Number: 00654965

Site Name: CRESTLAND ADDITION-4-5

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 821

Percent Complete: 100%

Land Sqft^{*}: 7,100

Land Acres^{*}: 0.1629

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:

RANGEL MIGUEL

Primary Owner Address:

4217 MCCART AVE
FORT WORTH, TX 76115-1020

Deed Date: 9/10/2018

Deed Volume:

Deed Page:

Instrument: [D218203916](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RANGEL RIGOBERTO	2/5/2004	D204039862	0000000	0000000
SEC OF HUD	9/5/2003	D203457118	0000000	0000000
COUNTRYWIDE HOME LOANS	9/2/2003	D203332189	0017162	0000319
GARDEA ANTONIO;GARDEA ESPERANZA	12/10/1997	00130140000142	0013014	0000142
ALLEN DIANA;ALLEN ELMO	5/21/1997	00128110000129	0012811	0000129
DWEESE DEMARISE;DWEESE S R DELMERE	6/30/1994	00116860001653	0011686	0001653
ALLEN ELMO	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	\$138,664	\$42,100	\$180,764	\$144,373
2024	\$138,664	\$42,100	\$180,764	\$131,248
2023	\$108,253	\$42,100	\$150,353	\$119,316
2022	\$100,000	\$25,000	\$125,000	\$108,469
2021	\$87,592	\$25,000	\$112,592	\$98,608
2020	\$64,644	\$25,000	\$89,644	\$89,644

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.