



Address: [2719 MC CART AVE](#)
City: FORT WORTH
Georeference: 14810-7-16
Subdivision: FRISCO HEIGHTS ADDITION
Neighborhood Code: M4T03A

Latitude: 32.7120774315
Longitude: -97.3528363927
TAD Map: 2042-380
MAPSCO: TAR-076T



Google Map or type unknown

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

PROPERTY DATA

Legal Description: FRISCO HEIGHTS ADDITION
Block 7 Lot 16 PORTION WITH EXEMPTION 50%
OF VALUE

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: B

Year Built: 2016

Personal Property Account: N/A

Agent: FORTRESS TAX DEFENSE LLC (12137)

Protest Deadline Date: 5/24/2024

Site Number: 01022431

Site Name: FRISCO HEIGHTS ADDITION-7-16-E1

Site Class: B - Residential - Multifamily

Parcels: 2

Approximate Size⁺⁺⁺: 4,336

Percent Complete: 100%

Land Sqft^{*}: 6,250

Land Acres^{*}: 0.1434

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:

MIYAMA MCCART LP

Primary Owner Address:

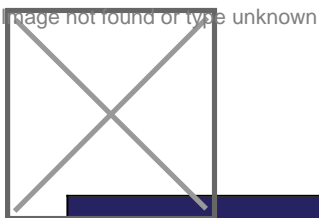
3202 PRINCETON AVE
DALLAS, TX 75205

Deed Date: 2/8/2017

Deed Volume:

Deed Page:

Instrument: [D217038305](#)



| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|----------------------------------|------------|----------------------------|-------------|-----------|
| RANA DEVELOPMENT CO II LLC | 12/16/2014 | D214276898 | | |
| MARTIN AMANDA K | 7/11/2006 | D206220798 | 0000000 | 0000000 |
| TOWNLEY AMANDA K;TOWNLEY ROBERT | 2/5/2002 | 00154660000228 | 0015466 | 0000228 |
| TOWNLEY AMANDA K HUNT MARTIN | 1/25/2002 | 00154660000226 | 0015466 | 0000226 |
| SHIELDS AMANDA ETAL;SHIELDS WM E | 2/8/1996 | 00123200000456 | 0012320 | 0000456 |
| DAVIS DONALD J | 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 | \$287,500 | \$62,500 | \$350,000 | \$350,000 |
| 2024 | \$287,500 | \$62,500 | \$350,000 | \$350,000 |
| 2023 | \$260,625 | \$84,375 | \$345,000 | \$345,000 |
| 2022 | \$253,954 | \$55,000 | \$308,954 | \$308,954 |
| 2021 | \$253,954 | \$55,000 | \$308,954 | \$308,954 |
| 2020 | \$282,527 | \$34,973 | \$317,500 | \$317,500 |

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

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.