



**Address:** [2724 MC CART AVE](#)  
**City:** FORT WORTH  
**Georeference:** 14810-8-7  
**Subdivision:** FRISCO HEIGHTS ADDITION  
**Neighborhood Code:** M4T03A

**Latitude:** 32.7118045501  
**Longitude:** -97.3534256959  
**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 8 Lot 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:** B

**Year Built:** 1969

**Personal Property Account:** N/A

**Agent:** OWNWELL INC (12140)

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

**Site Number:** 01022547

**Site Name:** FRISCO HEIGHTS ADDITION-8-7

**Site Class:** B - Residential - Multifamily

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,400

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,750

**Land Acres<sup>\*</sup>:** 0.1320

**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:**

LARKIN PROPERTIES II LLC

**Primary Owner Address:**

3904 SUMMERCREST DR  
FORT WORTH, TX 76109

**Deed Date:** 1/2/2013

**Deed Volume:** 00000000

**Deed Page:** 00000000

**Instrument:** [D213005607](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GENSHEIMER CHRIS;GENSHEIMER MARTHA	12/30/2003	<a href="#">D204007124</a>	0000000	0000000
BARBER KARIN J	4/15/2003	00166450000271	0016645	0000271
MCKENZIE G T MCKENZIE;MCKENZIE L N	12/23/1996	00126200001380	0012620	0001380
KEEL JOSEPH J;KEEL SANDRA J	1/2/1992	00105430001855	0010543	0001855
DU BOSE DICKERSON	12/31/1900	00049200000071	0004920	0000071

## 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	\$167,949	\$115,000	\$282,949	\$282,949
2024	\$207,088	\$115,000	\$322,088	\$322,088
2023	\$199,226	\$155,250	\$354,476	\$354,476
2022	\$146,247	\$110,000	\$256,247	\$256,247
2021	\$128,615	\$110,000	\$238,615	\$238,615
2020	\$128,615	\$110,000	\$238,615	\$238,615

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.