



Address: [2732 MC CART AVE](#)
City: FORT WORTH
Georeference: 14810-8-9
Subdivision: FRISCO HEIGHTS ADDITION
Neighborhood Code: M4T03A

Latitude: 32.711534402
Longitude: -97.353427274
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 9

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: 1966

Personal Property Account: N/A

Agent: OWNWELL INC (12140)

Protest Deadline Date: 5/24/2024

Site Number: 01022563

Site Name: FRISCO HEIGHTS ADDITION-8-9

Site Class: B - Residential - Multifamily

Parcels: 1

Approximate Size⁺⁺⁺: 1,848

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:

LARKIN PROPERTIES II LLC

Primary Owner Address:

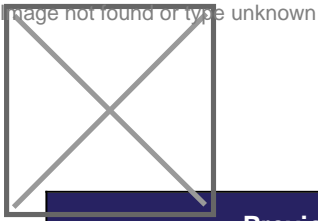
3904 SUMMERCREST DR
FORT WORTH, TX 76109

Deed Date: 1/2/2013

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D213005579](#)



| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|------------------------------------|------------|----------------------------|-------------|-----------|
| GENSHEIMER CHRIS;GENSHEIMER MARTHA | 12/30/2003 | D204007128 | 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 | 12/31/1991 | 00105320002175 | 0010532 | 0002175 |
| DU BOSE JAMES S | 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 | \$202,869 | \$125,000 | \$327,869 | \$327,869 |
| 2024 | \$262,000 | \$125,000 | \$387,000 | \$387,000 |
| 2023 | \$222,250 | \$168,750 | \$391,000 | \$391,000 |
| 2022 | \$184,000 | \$110,000 | \$294,000 | \$294,000 |
| 2021 | \$139,604 | \$110,000 | \$249,604 | \$249,604 |
| 2020 | \$139,604 | \$110,000 | \$249,604 | \$249,604 |

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.