



Address: [3605 MC CART AVE](#)
City: FORT WORTH
Georeference: 19080-15-15
Subdivision: HOMELAND ADDITION
Neighborhood Code: WH-South Fort Worth/Seminary General

Latitude: 32.6964202546
Longitude: -97.3526491194
TAD Map: 2042-372
MAPSCO: TAR-090B



Google Map or type unknown

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

PROPERTY DATA

Legal Description: HOMELAND ADDITION Block 15
Lot 15 & 16

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)

Site Number: 80106757

Site Name: MULTI TENANT WAREHOUSE

Site Class: WHStorage - Warehouse-Storage

Parcels: 2

Primary Building Name: MULTI TENANT WAREHOUSE / 01352237

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 6,896

Net Leasable Area⁺⁺⁺: 6,896

Percent Complete: 100%

Land Sqft^{*}: 14,200

Land Acres^{*}: 0.3259

Pool: N

State Code: F1

Year Built: 1925

Personal Property Account: N/A

Agent: JAMES A RYFFEL (00246)

Notice Sent Date: 4/15/2025

Notice Value: \$409,071

Protest Deadline Date: 5/31/2024

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

BEAUBIEN MANAGEMENT FUND LLC

Primary Owner Address:

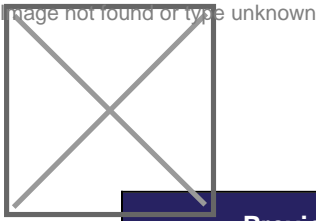
306 W 7TH ST STE 401
FORT WORTH, TX 76102-6902

Deed Date: 2/28/2013

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D213054285](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
SINGLETARY PROPERTIES LLC	4/9/2012	D212088137	0000000	0000000
SINGLETARY MARK	9/27/2004	D204305139	0000000	0000000
UNITED STATES CRYSTAL CORP	1/2/1995	00118410001539	0011841	0001539
PASCUZZI CHRIS A	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 ⁺
2025	\$341,621	\$67,450	\$409,071	\$206,880
2024	\$104,950	\$67,450	\$172,400	\$172,400
2023	\$92,399	\$67,450	\$159,849	\$159,849
2022	\$124,349	\$35,500	\$159,849	\$159,849
2021	\$124,349	\$35,500	\$159,849	\$159,849
2020	\$124,349	\$35,500	\$159,849	\$159,849

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.