



Address: [3901 MC CART AVE](#)
City: FORT WORTH
Georeference: 19080-35-16-30
Subdivision: HOMELAND ADDITION
Neighborhood Code: 4T930C

Latitude: 32.6913951881
Longitude: -97.352660491
TAD Map: 2042-372
MAPSCO: TAR-090F



Google Map or type unknown

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

PROPERTY DATA

Legal Description: HOMELAND ADDITION Block 35
Lot 16 16 N 1/2 15 BLK 35

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: 1953

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$291,452

Protest Deadline Date: 5/24/2024

Site Number: 01355252

Site Name: HOMELAND ADDITION-35-16-30

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,497

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:

CAMPAZANO ESTABAN
CAMPAZANO SUSANA

Primary Owner Address:

3901 MCCART AVE
FORT WORTH, TX 76110-5923

Deed Date: 9/30/2004

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D204310354](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CASA UNLIMITED ENTERPRISES	9/27/2004	D204307339	0000000	0000000
LEETH WANDA ETAL	2/18/2003	00167200000089	0016720	0000089
WELBORN GAIL LEETH ETAL	5/17/2001	00165790000107	0016579	0000107
LEETH DALE EST;LEETH ELMER L EST	1/18/1997	00148110000094	0014811	0000094
LEETH ELMER L	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	\$249,352	\$42,100	\$291,452	\$219,186
2024	\$249,352	\$42,100	\$291,452	\$199,260
2023	\$192,477	\$42,100	\$234,577	\$181,145
2022	\$193,432	\$31,250	\$224,682	\$164,677
2021	\$139,690	\$31,250	\$170,940	\$149,706
2020	\$116,061	\$31,250	\$147,311	\$136,096

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.