



Address: [4510 MC CART AVE](#)
City: FORT WORTH
Georeference: 26930-1-15
Subdivision: MOUNT RUTLAND ADDITION
Neighborhood Code: 4T930B

Latitude: 32.6810749721
Longitude: -97.3533416861
TAD Map: 2042-368
MAPSCO: TAR-090K



Google Map or type unknown

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

PROPERTY DATA

Legal Description: MOUNT RUTLAND ADDITION
Block 1 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)

State Code: A

Year Built: 1919

Personal Property Account: N/A

Agent: INTEGRATAX (00753)

Protest Deadline Date: 5/24/2024

Site Number: 01826557

Site Name: MOUNT RUTLAND ADDITION-1-15-20

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,089

Percent Complete: 100%

Land Sqft^{*}: 14,000

Land Acres^{*}: 0.3213

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:

GUMBERT REAL ESTATE #4 LLC

Primary Owner Address:

2440 LOFTON TERR
FORT WORTH, TX 76109

Deed Date: 7/6/2018

Deed Volume:

Deed Page:

Instrument: [D218151759](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GUMBERT GERALD P	8/31/2015	D215202295		
LAHIJI FAMILY TRUST	8/31/2015	D215202294		
LAHIJI FAMILY TRUST	12/17/2012	D213039423	0000000	0000000
LAHIJI NARJES;LAHIJI STEVE	12/21/1984	00080400000661	0008040	0000661
DANIELS MARCELLA	6/15/1983	00075330000991	0007533	0000991
NOLAN R DANIELS	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	\$178,612	\$49,000	\$227,612	\$227,612
2024	\$201,373	\$49,000	\$250,373	\$250,373
2023	\$200,045	\$49,000	\$249,045	\$249,045
2022	\$194,756	\$37,500	\$232,256	\$232,256
2021	\$126,583	\$37,500	\$164,083	\$164,083
2020	\$116,458	\$37,500	\$153,958	\$153,958

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.