



Address: [4508 MC CART AVE](#)
City: FORT WORTH
Georeference: 26930-1-17
Subdivision: MOUNT RUTLAND ADDITION
Neighborhood Code: 4T930B

Latitude: 32.6813467858
Longitude: -97.3533429536
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 17 & 18

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: 1938

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 01826565

Site Name: MOUNT RUTLAND ADDITION 1 17 & 18

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,292

Percent Complete: 100%

Land Sqft^{*}: 14,000

Land Acres^{*}: 0.3214

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:

CHARLIE'S CHOICE LLC SERIES J

Primary Owner Address:

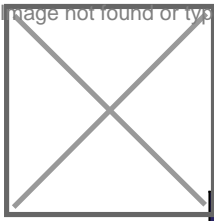
8940 CREEK RUN RD
FORT WORTH, TX 76120

Deed Date: 9/13/2023

Deed Volume:

Deed Page:

Instrument: [D223208272](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
HICSONMEZ SELIM	11/14/2016	D216268076		
SUMNER DAVID	8/17/1984	00079430002043	0007943	0002043
WORLD VISION INC	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	\$92,944	\$49,000	\$141,944	\$141,944
2024	\$92,944	\$49,000	\$141,944	\$141,944
2023	\$88,766	\$49,000	\$137,766	\$137,766
2022	\$84,271	\$37,500	\$121,771	\$121,771
2021	\$61,965	\$37,500	\$99,465	\$99,465
2020	\$62,547	\$37,500	\$100,047	\$100,047

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.