



Address: [4500 MC CART AVE](#)
City: FORT WORTH
Georeference: 26930-1-19
Subdivision: MOUNT RUTLAND ADDITION
Neighborhood Code: M4T03D

Latitude: 32.6816233361
Longitude: -97.3533418309
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 19 & 20

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: 1924

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 01826573

Site Name: MOUNT RUTLAND ADDITION-1-19-20

Site Class: B - Residential - Multifamily

Parcels: 1

Approximate Size⁺⁺⁺: 3,937

Percent Complete: 100%

Land Sqft^{*}: 13,987

Land Acres^{*}: 0.3211

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 G

Primary Owner Address:

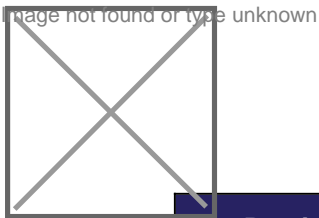
8940 CREEK RUN RD
FORT WORTH, TX 76120

Deed Date: 9/13/2023

Deed Volume:

Deed Page:

Instrument: [D223208244](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
HICSONMEZ SELIM	11/4/2014	D214242181		
SWAN RENTALS LLC	8/22/2014	D214188865		
SUMNER WILLIAM DAVID	7/2/2014	D214142376	0000000	0000000
ALCALA DAVID	10/9/2009	D209277041	0000000	0000000
SUMNER DAVID	9/6/1984	00079430002073	0007943	0002073
LILLIAN D PRESTON	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	\$351,012	\$48,988	\$400,000	\$400,000
2024	\$351,012	\$48,988	\$400,000	\$400,000
2023	\$498,298	\$48,988	\$547,286	\$547,286
2022	\$312,500	\$37,500	\$350,000	\$350,000
2021	\$207,985	\$37,500	\$245,485	\$245,485
2020	\$138,500	\$16,500	\$155,000	\$155,000

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.