



Address: [6201 MC CART AVE](#)
City: FORT WORTH
Georeference: 27230-1-4
Subdivision: MC CART EAST ADDITION
Neighborhood Code: Car Wash General

Latitude: 32.6534357804
Longitude: -97.3630932132
TAD Map: 2042-356
MAPSCO: TAR-090W



Google Map or type unknown

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

PROPERTY DATA

Legal Description: MC CART EAST ADDITION
Block 1 Lot 4

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: F1
Year Built: 2000
Personal Property Account: [14749217](#)

Agent: RYAN LLC (00320)
Notice Sent Date: 4/15/2025
Notice Value: \$756,214
Protest Deadline Date: 5/31/2024

Site Number: 80141056
Site Name: SPEEDCLEAN CAR WASH
Site Class: CWAUTO - Car Wash-Automatic
Parcels: 1
Primary Building Name: SPEED CLEAN CAR WASH / 01839659
Primary Building Type: Commercial
Gross Building Area⁺⁺⁺: 2,880
Net Leasable Area⁺⁺⁺: 2,880
Percent Complete: 100%
Land Sqft^{*}: 26,000
Land Acres^{*}: 0.5968
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:
LKL III PROPERTIES 02 LLC
Primary Owner Address:
PO BOX 13456
ARLINGTON, TX 76094

Deed Date: 3/3/2020
Deed Volume:
Deed Page:
Instrument: [D220054132](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SPEEDCLEAN CAR WASH LLC	7/19/2006	D206226547	0000000	0000000
FLAGSHIP CAR WASH PARTNERS LP	11/26/2001	D201210562	0000000	0000000
OASIS CAR WASH INC	1/4/1999	00136490000059	0013649	0000059
UNIVERSITY CAR WASH INC	10/27/1993	00112980000143	0011298	0000143
MCCART CAR WASH INC	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	\$574,214	\$182,000	\$756,214	\$756,214
2024	\$510,000	\$182,000	\$692,000	\$692,000
2023	\$510,000	\$182,000	\$692,000	\$692,000
2022	\$480,210	\$182,000	\$662,210	\$662,210
2021	\$439,139	\$182,000	\$621,139	\$621,139
2020	\$489,961	\$182,000	\$671,961	\$671,961

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.