



Address: [4228 MC CART AVE](#)
City: FORT WORTH
Georeference: 28090-1-6
Subdivision: NEWTON-CARB ADDITION
Neighborhood Code: 4T9300

Latitude: 32.68554995
Longitude: -97.3533573479
TAD Map: 2042-368
MAPSCO: TAR-090F



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

PROPERTY DATA

Legal Description: NEWTON-CARB ADDITION
Block 1 Lot 6

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: 1947

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$117,880

Protest Deadline Date: 5/24/2024

Site Number: 01866494

Site Name: NEWTON-CARB ADDITION Block 1 Lot 6

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 977

Percent Complete: 100%

Land Sqft^{*}: 7,884

Land Acres^{*}: 0.1810

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:

CHAVEZ DIONICIA

Primary Owner Address:

4228 MCCART AVE
FORT WORTH, TX 76115

Deed Date: 7/30/2008

Deed Volume: 0000000

Deed Page: 0000000

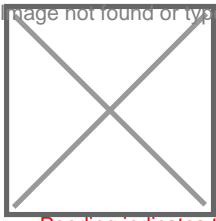
Instrument: [D208363968](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHAVEZ DIONICIA;CHAVEZ JOEL PENA	7/19/2006	D206222170	0000000	0000000
LOPEZ LOUIS ANTONIO	4/25/2002	00156520000217	0015652	0000217
BANKERS TRUST CO	4/25/2002	00156520000213	0015652	0000213
MORTGAGE ELECTRONIC REGISTRATI	12/4/2001	00153190000090	0015319	0000090
PONTI JOHN S	4/27/1999	00139330000448	0013933	0000448
WESTERN UNITED LIFE ASSUR CO	1/5/1999	00135940000241	0013594	0000241
WYCHE CAROLYN	10/15/1996	00125980002106	0012598	0002106
HARBIN CO	10/4/1996	00125430000424	0012543	0000424
FED NATIONAL MORTGAGE ASSOC	2/16/1996	00122780000415	0012278	0000415
NORTH AMERICAN MTG CO	2/6/1996	00122570001259	0012257	0001259
SMITHERMAN NANCY RENEE	8/21/1995	00120770001181	0012077	0001181
VERTEX INVESTMENTS INC	7/7/1995	00120220002131	0012022	0002131
THEILMANN INC	5/11/1995	00119640001576	0011964	0001576
JONES MARVIN D SR;JONES MARY J	11/7/1984	00080040000453	0008004	0000453
RUTH L PIGUE	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	\$74,996	\$42,884	\$117,880	\$86,458
2024	\$74,996	\$42,884	\$117,880	\$78,598
2023	\$66,528	\$42,884	\$109,412	\$71,453
2022	\$56,280	\$12,000	\$68,280	\$64,957
2021	\$57,581	\$12,000	\$69,581	\$59,052
2020	\$49,857	\$12,000	\$61,857	\$53,684



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.