



**Address:** [4216 MC CART AVE](#)  
**City:** FORT WORTH  
**Georeference:** 28090-1-9  
**Subdivision:** NEWTON-CARB ADDITION  
**Neighborhood Code:** 4T9300

**Latitude:** 32.6859967398  
**Longitude:** -97.353354598  
**TAD Map:** 2042-368  
**MAPSCO:** TAR-090F



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** NEWTON-CARB ADDITION  
Block 1 Lot 9  
**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  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 01866524  
**Site Name:** NEWTON-CARB ADDITION-1-9  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 768  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,810  
**Land Acres<sup>\*</sup>:** 0.1792  
**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:**  
VAZQUEZ JUAN J  
**Primary Owner Address:**  
6517 BANBURY DR  
FORT WORTH, TX 76119  
**Deed Date:** 4/6/2023  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D223058610](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ENAMORADO OLGA	4/20/1993	00110650001974	0011065	0001974
SEEFELDT CHARLES E	12/11/1986	00087770001809	0008777	0001809
WALLACE GERALD A	5/22/1981	00071250002362	0007125	0002362
HENDERSON DANA BETH	12/31/1900	00061160000881	0006116	0000881

## 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 <sup>+</sup>
2025	\$66,725	\$42,810	\$109,535	\$109,535
2024	\$66,725	\$42,810	\$109,535	\$109,535
2023	\$56,481	\$42,810	\$99,291	\$61,402
2022	\$47,814	\$12,000	\$59,814	\$55,820
2021	\$48,961	\$12,000	\$60,961	\$50,745
2020	\$44,243	\$12,000	\$56,243	\$46,132

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.