



**Address:** [3001 MC CART AVE](#)  
**City:** FORT WORTH  
**Georeference:** 33040-24-1  
**Subdivision:** PROSPECT HEIGHTS ADDITION  
**Neighborhood Code:** M4T03A

**Latitude:** 32.7076473591  
**Longitude:** -97.3530852159  
**TAD Map:** 2042-376  
**MAPSCO:** TAR-076X



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** PROSPECT HEIGHTS  
ADDITION Block 24 Lot 1

**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:** 2018  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 02267446  
**Site Name:** PROSPECT HEIGHTS ADDITION-24-1  
**Site Class:** B - Residential - Multifamily  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 4,550  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,250  
**Land Acres<sup>\*</sup>:** 0.1434  
**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:**  
MERIDA3141 INVESTMENT LLC  
**Primary Owner Address:**  
1031 SADDLE TREE TRL  
IRVING, TX 75063

**Deed Date:** 10/18/2018  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D218233975](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ARVABHUMI SAIPRADEEPA;MADANA GURAVAR	4/19/2017	<a href="#">D217089420</a>		
HUNTINGTON DEVELOPMENTS LLC	4/19/2017	<a href="#">D217089402</a>		
BEAUCLAIR DEBORAH A	1/8/2013	<a href="#">D216028321</a>		
BEAUCLAIR DEBORAH A;BEAUCLAIR MICHAEL EST	3/22/2006	<a href="#">D217085086</a>	0	0
HILL L L JR	12/31/1900	0000000000000000	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 <sup>+</sup>
2025	\$495,000	\$125,000	\$620,000	\$620,000
2024	\$650,000	\$125,000	\$775,000	\$775,000
2023	\$611,250	\$168,750	\$780,000	\$780,000
2022	\$580,056	\$110,000	\$690,056	\$690,056
2021	\$400,000	\$110,000	\$510,000	\$510,000
2020	\$400,000	\$110,000	\$510,000	\$510,000

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.