



**Address:** [4808 MC CART AVE](#)  
**City:** FORT WORTH  
**Georeference:** 37860-57-22  
**Subdivision:** SEMINARY HILL ADDITION  
**Neighborhood Code:** 4T930B

**Latitude:** 32.6767789951  
**Longitude:** -97.3533374819  
**TAD Map:** 2042-364  
**MAPSCO:** TAR-090P



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** SEMINARY HILL ADDITION  
Block 57 Lot 22

**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:** 1951  
**Personal Property Account:** N/A  
**Agent:** THE RAY TAX GROUP LLC (01008)  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 02704900  
**Site Name:** SEMINARY HILL ADDITION-57-22  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 809  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,000  
**Land Acres<sup>\*</sup>:** 0.1606  
**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:**  
WATERLOO HOLDINGS & INVESTMENTS  
**Primary Owner Address:**  
7958 DUSTY WAY  
FORT WORTH, TX 76123

**Deed Date:** 2/22/2021  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D221283406](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
UNIVERSAL OUTSOURCING LLC	6/10/2020	<a href="#">D220139155</a>		
HERNANDEZ ABIGAIL	6/10/2020	<a href="#">D220139148</a>		
RANGEL ELISA F;RANGEL OCXIEL	1/31/2013	<a href="#">D213031529</a>	0000000	0000000
ALMANZA DANIEL;ALMANZA MARTHA	12/26/2006	<a href="#">D207012839</a>	0000000	0000000
BONHAM PHILIP C	8/3/1990	00100090001612	0010009	0001612
RUTLEDGE BUDDIE	6/28/1985	00082280000118	0008228	0000118
PHILIP BONHAM	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 <sup>+</sup>
2025	\$90,999	\$42,000	\$132,999	\$132,999
2024	\$117,816	\$42,000	\$159,816	\$159,816
2023	\$139,604	\$42,000	\$181,604	\$181,604
2022	\$107,126	\$25,000	\$132,126	\$132,126
2021	\$89,993	\$25,000	\$114,993	\$114,993
2020	\$24,575	\$25,000	\$49,575	\$49,575

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.