



Address: [4717 MC CART AVE](#)
City: FORT WORTH
Georeference: 37860-59-5
Subdivision: SEMINARY HILL ADDITION
Neighborhood Code: 4T930B

Latitude: 32.6783085664
Longitude: -97.3526737202
TAD Map: 2042-368
MAPSCO: TAR-090K



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 59 Lot 5
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: 2024
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$327,803
Protest Deadline Date: 5/24/2024

Site Number: 02705117
Site Name: SEMINARY HILL ADDITION-59-5
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,852
Percent Complete: 100%
Land Sqft^{*}: 7,000
Land Acres^{*}: 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:
MONTES MERCED
Primary Owner Address:
4717 MCCART AVE
FORT WORTH, TX 76115
Deed Date: 4/24/2015
Deed Volume:
Deed Page:
Instrument: [D215112144](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MONTES MAYRA RUTH C;MONTES MERCED	2/11/2008	D208084166	0000000	0000000
MONTES MERCED CARVAJAL	3/8/2007	D207081886	0000000	0000000
CARVAJAL ERNESTO;CARVAJAL MERCED	4/1/1997	00127300000023	0012730	0000023
GARCIA DORMINGA ETAL;GARCIA EFIAIN	8/26/1986	00086640002122	0008664	0002122
LONG SHIRLEY A	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	\$247,303	\$80,500	\$327,803	\$305,403
2024	\$36,183	\$42,000	\$78,183	\$52,818
2023	\$33,536	\$42,000	\$75,536	\$48,016
2022	\$30,888	\$25,000	\$55,888	\$43,651
2021	\$21,357	\$25,000	\$46,357	\$39,683
2020	\$25,946	\$25,000	\$50,946	\$36,075

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.