



Image not found or type unknown

Address: [4741 MC CART AVE](#)
City: FORT WORTH
Georeference: 37860-59-11
Subdivision: SEMINARY HILL ADDITION
Neighborhood Code: 4T930B

Latitude: 32.6774847127
Longitude: -97.3526722468
TAD Map: 2042-364
MAPSCO: TAR-090K



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

PROPERTY DATA

Legal Description: SEMINARY HILL ADDITION
Block 59 Lot 11

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: 1971

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$143,014

Protest Deadline Date: 5/24/2024

Site Number: 02705184

Site Name: SEMINARY HILL ADDITION-59-11

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 945

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:

O'BRYANT SILAS LAMAR

Primary Owner Address:

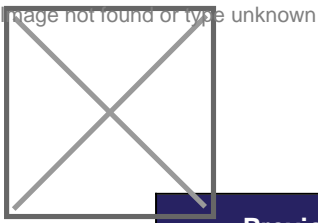
4741 MCCART AVE
FORT WORTH, TX 76115-3020

Deed Date: 10/7/1994

Deed Volume: 0011758

Deed Page: 0002120

Instrument: 00117580002120



Previous Owners	Date	Instrument	Deed Volume	Deed Page
LITTLE JOHN;LITTLE PATSY	3/1/1990	00098740001299	0009874	0001299
GARZA TOMMY 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	\$101,014	\$42,000	\$143,014	\$130,919
2024	\$101,014	\$42,000	\$143,014	\$119,017
2023	\$95,577	\$42,000	\$137,577	\$108,197
2022	\$89,884	\$25,000	\$114,884	\$98,361
2021	\$64,419	\$25,000	\$89,419	\$89,419
2020	\$72,455	\$25,000	\$97,455	\$88,628

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.