



**Address:** [4745 MC CART AVE](#)  
**City:** FORT WORTH  
**Georeference:** 37860-59-12  
**Subdivision:** SEMINARY HILL ADDITION  
**Neighborhood Code:** 4T930B

**Latitude:** 32.6773516484  
**Longitude:** -97.3526709409  
**TAD Map:** 2042-364  
**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 12

**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

**Protest Deadline Date:** 5/24/2024

**Site Number:** 02705192

**Site Name:** SEMINARY HILL ADDITION-59-12

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,236

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,000

**Land Acres<sup>\*</sup>:** 0.1606

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

CORTES AGABERTO  
RODRIGUEZ ALICIA LARA

**Primary Owner Address:**

4745 MCCART AVE  
FORT WORTH, TX 76115

**Deed Date:** 12/30/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219301069](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RW WEAVER INC	5/24/2019	<a href="#">D219114335</a>		
EMPOWER HOLDINGS LLC	5/23/2019	<a href="#">D219114317</a>		
M R CAVENEE LTD	5/7/2019	<a href="#">D219102054</a>		
WE ARE HOME HUNTERS LLC	10/22/2018	<a href="#">D218239747</a>		
DUNN LAMBERT LEGACY LLC	3/1/2018	<a href="#">D218236337</a>		
KAYLU INVESTMENTS INC	2/28/2018	<a href="#">D218046399</a>		
VALDEZ ELVIRA	10/15/1986	00087150002179	0008715	0002179
HANNON HAROLD F	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	\$197,210	\$42,000	\$239,210	\$239,210
2024	\$197,210	\$42,000	\$239,210	\$239,210
2023	\$183,692	\$42,000	\$225,692	\$225,692
2022	\$170,029	\$25,000	\$195,029	\$195,029
2021	\$118,143	\$25,000	\$143,143	\$143,143
2020	\$97,988	\$25,000	\$122,988	\$122,988

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.