



Address: [4744 MC CART AVE](#)
City: FORT WORTH
Georeference: 37860-60-13
Subdivision: SEMINARY HILL ADDITION
Neighborhood Code: 4T930B

Latitude: 32.6773414869
Longitude: -97.3533415787
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 60 Lot 13

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: 1952
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 02705354
Site Name: SEMINARY HILL ADDITION-60-13
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 680
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:
ALMANZA CINDY
ALMANZA EDUARDO
BIBIAN SOFIA
Primary Owner Address:
4744 MCCART AVE
FORT WORTH, TX 76115

Deed Date: 3/17/2023
Deed Volume:
Deed Page:
Instrument: [D223054293](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ALMANZA DANIEL;ALMANZA MARTHA	11/6/2006	D206376769	0000000	0000000
BONHAM PHILIP C	8/3/1990	00100090001620	0010009	0001620
RUTLEDGE BUDDIE	6/28/1985	00082280000105	0008228	0000105
BONHAM PHILIP C	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	\$30,201	\$42,000	\$72,201	\$72,201
2024	\$30,201	\$42,000	\$72,201	\$72,201
2023	\$28,004	\$42,000	\$70,004	\$70,004
2022	\$25,807	\$25,000	\$50,807	\$50,807
2021	\$17,898	\$25,000	\$42,898	\$42,898
2020	\$21,777	\$25,000	\$46,777	\$46,777

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.