



**Address:** [4740 MC CART AVE](#)  
**City:** FORT WORTH  
**Georeference:** 37860-60-14  
**Subdivision:** SEMINARY HILL ADDITION  
**Neighborhood Code:** 4T930B

**Latitude:** 32.6774783916  
**Longitude:** -97.3533408796  
**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 14

**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  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$113,627  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 02705362  
**Site Name:** SEMINARY HILL ADDITION-60-14  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 874  
**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:**  
ALMANZA EDUARDO  
**Primary Owner Address:**  
4740 MCCART AVE  
FORT WORTH, TX 76115-3021

**Deed Date:** 10/13/1994  
**Deed Volume:** 0011761  
**Deed Page:** 0000889  
**Instrument:** 00117610000889

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RIOS GILBERTO;RIOS SILVIA	10/2/1986	00087040000874	0008704	0000874
MIDDLEBRROOK B B	8/7/1986	00086430002239	0008643	0002239
MEZA DANIEL;MEZA ROSA	12/9/1985	00083930000166	0008393	0000166
MIDDLEBROOK GARRETT	11/16/1985	00083870001273	0008387	0001273
TOMANEK EMMA JUNE	8/19/1985	00082810001289	0008281	0001289
ARTHUR COX	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	\$71,627	\$42,000	\$113,627	\$106,581
2024	\$71,627	\$42,000	\$113,627	\$96,892
2023	\$68,414	\$42,000	\$110,414	\$88,084
2022	\$64,956	\$25,000	\$89,956	\$80,076
2021	\$47,796	\$25,000	\$72,796	\$72,796
2020	\$52,310	\$25,000	\$77,310	\$66,860

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)
- HOMESTEAD DISABLED PERSON 11.13 (c )

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.