



**Address:** [4716 MC CART AVE](#)  
**City:** FORT WORTH  
**Georeference:** 37860-60-20  
**Subdivision:** SEMINARY HILL ADDITION  
**Neighborhood Code:** M4T03D

**Latitude:** 32.6783054146  
**Longitude:** -97.3533429355  
**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 60 Lot 20  
**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:** B  
**Year Built:** 1965  
**Personal Property Account:** N/A  
**Agent:** GOODRICH REALTY CONSULTING (00974)  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 02705427  
**Site Name:** SEMINARY HILL ADDITION-60-20  
**Site Class:** B - Residential - Multifamily  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,259  
**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:**  
HOEPFNER GEORGE R  
**Primary Owner Address:**  
PO BOX 350  
FORT WORTH, TX 76101

**Deed Date:** 3/12/2003  
**Deed Volume:** 00000000  
**Deed Page:** 00000000  
**Instrument:** [D211205247](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WARREN PAUL;WARREN THELMA M	12/31/1900	0000000000000000	00000000	00000000

## 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	\$111,727	\$42,000	\$153,727	\$153,727
2024	\$111,727	\$42,000	\$153,727	\$153,727
2023	\$108,036	\$42,000	\$150,036	\$150,036
2022	\$70,935	\$25,000	\$95,935	\$95,935
2021	\$40,866	\$25,000	\$65,866	\$65,866
2020	\$48,310	\$11,000	\$59,310	\$59,310

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.