



**Address:** [4708 MC CART AVE](#)  
**City:** FORT WORTH  
**Georeference:** 37860-60-22  
**Subdivision:** SEMINARY HILL ADDITION  
**Neighborhood Code:** 4T930B

**Latitude:** 32.678579469  
**Longitude:** -97.3533447839  
**TAD Map:** 2042-368  
**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 60 Lot 22

**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:** 1960

**Personal Property Account:** N/A

**Agent:** OCONNOR & ASSOCIATES (00436)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$126,498

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

**Site Number:** 02705443  
**Site Name:** SEMINARY HILL ADDITION-60-22  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,230  
**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:**  
AADCS SANCHEZ FAMILY TRUST  
**Primary Owner Address:**  
PO BOX 331286  
FORT WORTH, TX 76163

**Deed Date:** 8/22/2024  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D224150187](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SANCHEZ ALBERT	12/3/1998	00135490000445	0013549	0000445
FIRST NATIONWIDE MTG CORP	5/5/1998	00132210000094	0013221	0000094
ARMENTA FRANK;ARMENTA PRISCILLA	9/9/1993	00112290001471	0011229	0001471
WEIGHTMAN STEVE	6/14/1993	00111000000397	0011100	0000397
SECRETARY OF HUD	2/3/1993	00110070000029	0011007	0000029
FLEET MORTGAGE CORP	2/2/1993	00109400001426	0010940	0001426
JONES J C	12/22/1989	00098010001414	0009801	0001414
HANKE ROBERT	11/7/1987	00091230000881	0009123	0000881
SUMMIT PROPERTIES INC	11/6/1987	00091230000679	0009123	0000679
ALLEN SCOTT D	4/8/1986	00085100002153	0008510	0002153
SMITH DOROTHY S	2/26/1986	00084660001901	0008466	0001901
SMITH DOROTHY S;SMITH SCOTT ALLEN	2/11/1986	00084520002044	0008452	0002044
SMITH DOROTHY SUE	2/10/1986	00084520002035	0008452	0002035
J L WIGGINS	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	\$75,795	\$42,000	\$117,795	\$117,795
2024	\$84,498	\$42,000	\$126,498	\$126,498
2023	\$69,913	\$42,000	\$111,913	\$111,913
2022	\$76,813	\$25,000	\$101,813	\$101,813
2021	\$50,000	\$25,000	\$75,000	\$75,000
2020	\$50,000	\$25,000	\$75,000	\$75,000

Pending indicates that the property record has not yet been completed for the indicated tax year.

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## EXEMPTIONS / SPECIAL APPRAISAL

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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.