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**Address:** [4601 MC CART AVE](#)  
**City:** FORT WORTH  
**Georeference:** 37860-66-5  
**Subdivision:** SEMINARY HILL ADDITION  
**Neighborhood Code:** 4T930B

**Latitude:** 32.6798888668  
**Longitude:** -97.3526769031  
**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 66 Lot 5

**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:** 1948  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$112,248  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 02706180  
**Site Name:** SEMINARY HILL ADDITION-66-5  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size+++:** 888  
**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:**  
SANCHEZ ANTONIO  
**Primary Owner Address:**  
4601 MCCART AVE  
FORT WORTH, TX 76115-2015

**Deed Date:** 2/14/2000  
**Deed Volume:** 0014216  
**Deed Page:** 0000704  
**Instrument:** 00142160000704

Previous Owners	Date	Instrument	Deed Volume	Deed Page
THOMPSON KENNETH P	12/31/1900	0000000000000000	0000000	0000000



## VALUES

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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	\$70,248	\$42,000	\$112,248	\$104,372
2024	\$70,248	\$42,000	\$112,248	\$94,884
2023	\$67,037	\$42,000	\$109,037	\$86,258
2022	\$63,579	\$25,000	\$88,579	\$78,416
2021	\$46,287	\$25,000	\$71,287	\$71,287
2020	\$51,201	\$25,000	\$76,201	\$68,333

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

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- HOMESTEAD GENERAL 11.13(b)

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.