

Tarrant Appraisal District

Property Information | PDF

Account Number: 02706180

Address: 4601 MC CART AVE

City: FORT WORTH

**Georeference:** 37860-66-5

Subdivision: SEMINARY HILL ADDITION

Neighborhood Code: 4T930B

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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

Latitude: 32.6798888668

**TAD Map:** 2042-368 **MAPSCO:** TAR-090K

Longitude: -97.3526769031

**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.

## **OWNER INFORMATION**

Current Owner:
SANCHEZ ANTONIO
Primary Owner Address:
4601 MCCART AVE

FORT WORTH, TX 76115-2015

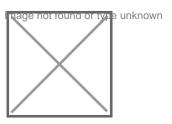
**Deed Date:** 2/14/2000 **Deed Volume:** 0014216 **Deed Page:** 0000704

Instrument: 00142160000704

Previous Owners	Date	Instrument	Deed Volume	Deed Page
THOMPSON KENNETH P	12/31/1900	000000000000000	0000000	0000000

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<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



**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	\$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.

## **EXEMPTIONS / SPECIAL APPRAISAL**

• 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.

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.