



Address: [4546 MC CART AVE](#)
City: FORT WORTH
Georeference: 37860-70-3
Subdivision: SEMINARY HILL ADDITION
Neighborhood Code: 4T930B

Latitude: 32.6801812341
Longitude: -97.3533438738
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 70 Lot 3

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: 1954
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$116,917
Protest Deadline Date: 5/24/2024

Site Number: 02706571
Site Name: SEMINARY HILL ADDITION-70-3
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 996
Percent Complete: 100%
Land Sqft^{*}: 7,000
Land Acres^{*}: 0.1606
Pool: N

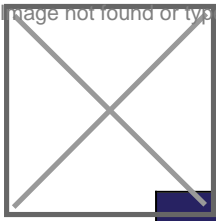
+++ Rounded.

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

OWNER INFORMATION

Current Owner:
DIAZ ALICIA
Primary Owner Address:
4546 MCCART AVE
FORT WORTH, TX 76115-2014

Deed Date: 12/1/2009
Deed Volume: 0000000
Deed Page: 0000000
Instrument: 000000000000000



Previous Owners	Date	Instrument	Deed Volume	Deed Page
DIAZ ALICIA;DIAZ JOSE EST	9/29/1995	00121220001164	0012122	0001164
MCDONALD NORA	12/31/1900	0000000000000000	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 ⁺
2025	\$74,917	\$42,000	\$116,917	\$108,099
2024	\$74,917	\$42,000	\$116,917	\$98,272
2023	\$71,401	\$42,000	\$113,401	\$89,338
2022	\$67,619	\$25,000	\$92,619	\$81,216
2021	\$48,833	\$25,000	\$73,833	\$73,833
2020	\$53,810	\$25,000	\$78,810	\$77,207

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)

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.