



Address: [4359 MC CART AVE](#)
City: FORT WORTH
Georeference: 37860-73-4-30
Subdivision: SEMINARY HILL ADDITION
Neighborhood Code: 4T930B

Latitude: 32.6835317519
Longitude: -97.3526851111
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 73 Lot 4 & N9'5-S16'3

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)

Site Number: 02706695
Site Name: SEMINARY HILL ADDITION Block 73 Lot 4 & N9'5-S16'3
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,310
Percent Complete: 100%
Land Sqft^{*}: 14,985
Land Acres^{*}: 0.3440
Pool: N

State Code: A
Year Built: 1950
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

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

OWNER INFORMATION

Current Owner:
CADENA GUILLERMO
CADENA ANA L
Primary Owner Address:
924 BENTWATER PKWY
CEDAR HILL, TX 75104

Deed Date: 10/4/2019
Deed Volume:
Deed Page:
Instrument: [D219228186](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MYRICK EVA F;MYRICK LOWELL A	8/8/1996	00124680002329	0012468	0002329
MORRISON WOODROW	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 ⁺
2025	\$163,801	\$49,985	\$213,786	\$213,786
2024	\$163,801	\$49,985	\$213,786	\$213,786
2023	\$153,171	\$49,985	\$203,156	\$203,156
2022	\$142,327	\$25,000	\$167,327	\$167,327
2021	\$99,272	\$25,000	\$124,272	\$124,272
2020	\$79,403	\$25,000	\$104,403	\$104,403

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.