



Address: [4363 MC CART AVE](#)
City: FORT WORTH
Georeference: 37860-73-5-30
Subdivision: SEMINARY HILL ADDITION
Neighborhood Code: 4T930B

Latitude: 32.6833253263
Longitude: -97.3526840473
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 5 S41.5' LOT 5 N9' 6

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

Site Number: 02706709
Site Name: SEMINARY HILL ADDITION-73-5-30
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 794
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:
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 LOWELL A	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	\$68,603	\$42,000	\$110,603	\$110,603
2024	\$68,603	\$42,000	\$110,603	\$110,603
2023	\$65,592	\$42,000	\$107,592	\$107,592
2022	\$62,352	\$25,000	\$87,352	\$87,352
2021	\$46,219	\$25,000	\$71,219	\$71,219
2020	\$50,611	\$25,000	\$75,611	\$75,611

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.