



Address: [4437 MC CART AVE](#)
City: FORT WORTH
Georeference: 37860-73-14
Subdivision: SEMINARY HILL ADDITION
Neighborhood Code: 4T930B

Latitude: 32.6821320749
Longitude: -97.3526834308
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 14

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: 1928

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$134,095

Protest Deadline Date: 5/24/2024

Site Number: 02706806
Site Name: SEMINARY HILL ADDITION-73-14
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,400
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.

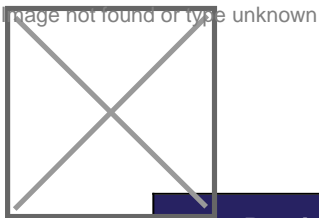
OWNER INFORMATION

Current Owner:

SANDOVAL NICOLAS
SANDOVAL VALERIA

Primary Owner Address:
4437 MCCART AVE
FORT WORTH, TX 76115

Deed Date: 6/25/1999
Deed Volume: 0013903
Deed Page: 0000098
Instrument: 00139030000098



Previous Owners	Date	Instrument	Deed Volume	Deed Page
H & A PROPERTIES INC	2/26/1999	00136950000224	0013695	0000224
VAUGHT LINDA ETAL	1/17/1999	00136950000221	0013695	0000221
VAUGHT GEORGE K EST SR	1/14/1994	00114140002212	0011414	0002212
VAUGHT GEORGE K ETAL	2/14/1993	00114140002208	0011414	0002208
VAUGHT ELSIE ESTATE	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	\$92,095	\$42,000	\$134,095	\$123,794
2024	\$92,095	\$42,000	\$134,095	\$112,540
2023	\$87,673	\$42,000	\$129,673	\$102,309
2022	\$82,921	\$25,000	\$107,921	\$93,008
2021	\$59,553	\$25,000	\$84,553	\$84,553
2020	\$65,063	\$25,000	\$90,063	\$77,372

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.