



Address: [4441 MC CART AVE](#)
City: FORT WORTH
Georeference: 37860-73-15
Subdivision: SEMINARY HILL ADDITION
Neighborhood Code: 4T930B

Latitude: 32.6819906335
Longitude: -97.3526837032
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 15

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: 1925

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 02706814

Site Name: SEMINARY HILL ADDITION-73-15

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,348

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:

SANCHEZ LEOPOLDO
SANCHEZ BETHANY

Primary Owner Address:

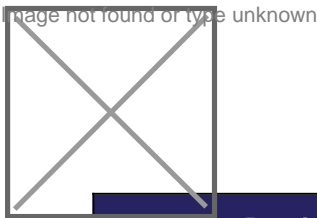
4441 MCCART AVE
FORT WORTH, TX 76115-1923

Deed Date: 7/6/2009

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D209234230](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
BURKART CHRISTELL L;BURKART J S	9/16/1998	00134300000304	0013430	0000304
GAMMON NORA P	7/23/1996	00124640000746	0012464	0000746
GAMMON C R	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	\$90,896	\$42,000	\$132,896	\$132,896
2024	\$90,896	\$42,000	\$132,896	\$132,896
2023	\$86,614	\$42,000	\$128,614	\$128,614
2022	\$82,009	\$25,000	\$107,009	\$107,009
2021	\$59,155	\$25,000	\$84,155	\$84,155
2020	\$65,146	\$25,000	\$90,146	\$90,146

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.