



Address: [5813 MC CART AVE](#)
City: FORT WORTH
Georeference: 39730-4-23
Subdivision: SOUTHWEST HILLS ADDITION
Neighborhood Code: 4S120R

Latitude: 32.6609079427
Longitude: -97.3561162569
TAD Map: 2042-360
MAPSCO: TAR-090T



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: SOUTHWEST HILLS ADDITION
Block 4 Lot 23

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: 1968
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 02907984
Site Name: SOUTHWEST HILLS ADDITION-4-23
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,572
Percent Complete: 100%
Land Sqft^{*}: 8,316
Land Acres^{*}: 0.1909
Pool: N

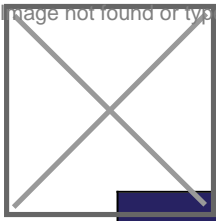
+++ Rounded.

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

OWNER INFORMATION

Current Owner:
SPATES EUGENE
Primary Owner Address:
1410 HORTON DR
CEDAR HILL, TX 75104

Deed Date: 2/26/2023
Deed Volume:
Deed Page:
Instrument: [D225034033](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
DAVIS BRUCE ETAL	10/23/2001	000000000000000	0000000	0000000
DAVIS ANNA ESTATE	4/4/1999	000000000000000	0000000	0000000
DAVIS ANNA;DAVIS BRUCE A EST	12/31/1900	00059320000852	0005932	0000852

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	\$137,540	\$30,000	\$167,540	\$167,540
2024	\$137,540	\$30,000	\$167,540	\$167,540
2023	\$129,007	\$30,000	\$159,007	\$159,007
2022	\$109,161	\$30,000	\$139,161	\$139,161
2021	\$97,287	\$30,000	\$127,287	\$127,287
2020	\$99,034	\$30,000	\$129,034	\$129,034

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.