



Address: [5600 MC CART AVE](#)
City: FORT WORTH
Georeference: 39730-5-1R
Subdivision: SOUTHWEST HILLS ADDITION
Neighborhood Code: Food Service General

Latitude: 32.6623307362
Longitude: -97.3562942129
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 5 Lot 1R

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: F1
Year Built: 1965
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$165,894
Protest Deadline Date: 5/31/2024

Site Number: 80415415
Site Name: brown backyard bbq
Site Class: FSFastFood - Food Service-Fast Food Restaurant
Parcels: 1
Primary Building Name: brown backyard bbq / 04702719
Primary Building Type: Commercial
Gross Building Area⁺⁺⁺: 1,800
Net Leasable Area⁺⁺⁺: 1,800
Percent Complete: 100%
Land Sqft^{*}: 9,016
Land Acres^{*}: 0.2069
Pool: N

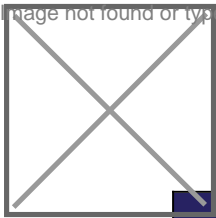
+++ Rounded.

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

OWNER INFORMATION

Current Owner:
124T1 LLC
Primary Owner Address:
844 ABERDEEN CT
COPPELL, TX 75019

Deed Date: 6/18/2014
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D214127710](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
DRINOVSKY ALBERT	12/28/1990	00101390002077	0010139	0002077
BALISTERI JOE F EST SR	12/31/1900	000000000000000	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	\$120,814	\$45,080	\$165,894	\$165,894
2024	\$133,102	\$45,080	\$178,182	\$178,182
2023	\$104,320	\$45,080	\$149,400	\$149,400
2022	\$92,908	\$45,080	\$137,988	\$137,988
2021	\$92,908	\$45,080	\$137,988	\$137,988
2020	\$87,920	\$45,080	\$133,000	\$133,000

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.