



Address: [6251 MC CART AVE](#)
City: FORT WORTH
Georeference: 27230-1-5A2
Subdivision: MC CART EAST ADDITION
Neighborhood Code: Auto Care General

Latitude: 32.6541387466
Longitude: -97.3624972131
TAD Map: 2042-356
MAPSCO: TAR-090W



Google Map or type unknown

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

PROPERTY DATA

Legal Description: MC CART EAST ADDITION
Block 1 Lot 5A2

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: 1985

Personal Property Account: [14964479](#)

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$354,488

Protest Deadline Date: 5/31/2024

Site Number: 80440460

Site Name: JIFFY LUBE

Site Class: ACLube - Auto Care-Mini Lube

Parcels: 1

Primary Building Name: JIFFY LUBE / 04962419

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 2,070

Net Leasable Area⁺⁺⁺: 2,070

Percent Complete: 100%

Land Sqft^{*}: 22,500

Land Acres^{*}: 0.5165

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:

PRASAD FAMILY TRUST ETAL

Primary Owner Address:

16170 AURORA CREST DR
WHITTIER, CA 90605-1364

Deed Date: 11/27/2013

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D213305779](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DURON OFELIA DURON;DURON RICARDO	7/7/2006	D206207056	0000000	0000000
ALL STORES LP	9/14/2005	D205275940	0000000	0000000
JIFFY LUBE INTERNATIONAL INC	12/31/1986	00087960001142	0008796	0001142
GULF PROPERTIES	9/16/1985	00083090002220	0008309	0002220
WESTCREEK MC CART JV	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	\$196,988	\$157,500	\$354,488	\$354,488
2024	\$196,988	\$157,500	\$354,488	\$354,488
2023	\$196,988	\$157,500	\$354,488	\$354,488
2022	\$153,920	\$157,500	\$311,420	\$311,420
2021	\$119,500	\$157,500	\$277,000	\$277,000
2020	\$195,000	\$157,500	\$352,500	\$352,500

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.