



Address: [6112 MC CART AVE](#)
City: FORT WORTH
Georeference: 39730-17-AR1
Subdivision: SOUTHWEST HILLS ADDITION
Neighborhood Code: OFC-South Tarrant County

Latitude: 32.6561176714
Longitude: -97.3615094293
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: SOUTHWEST HILLS ADDITION
Block 17 Lot AR1

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: 1986

Personal Property Account: Multi

Agent: GEORGE MCELROY & ASSOCIATES INC (0920)

Notice Sent Date: 5/1/2025

Notice Value: \$2,234,364

Protest Deadline Date: 5/31/2024

Site Number: 80440479
Site Name: Office - Low Rise MT
Site Class: OFCLowRise - Office-Low Rise
Parcels: 1
Primary Building Name: OFFICE SPACE / 04962427
Primary Building Type: Commercial
Gross Building Area⁺⁺⁺: 17,100
Net Leasable Area⁺⁺⁺: 16,927
Percent Complete: 100%
Land Sqft^{*}: 45,302
Land Acres^{*}: 1.0399
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:
PESCADOR PARTNERS LTD
Primary Owner Address:
6467 SOUTHWEST BLVD
BENBROOK, TX 76132-2777

Deed Date: 2/16/2007
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D207060023](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HOMBURG HOLDINGS U.S. INC	12/31/2004	000000000000000	0000000	0000000
HOMCO REALTY FUND 6 LTD PRTN	5/30/1997	00127860000339	0012786	0000339
6112 LIMITED PARTNERSHIP	7/9/1993	00111460001395	0011146	0001395
MID-AMERICAN MGA INC	3/27/1993	00110780001212	0011078	0001212
SCHUSTER ALLEN P	3/26/1993	00110780001310	0011078	0001310
NOWLIN SAVINGS ASSN	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	\$1,837,972	\$396,392	\$2,234,364	\$1,203,510
2024	\$606,533	\$396,392	\$1,002,925	\$1,002,925
2023	\$553,608	\$396,392	\$950,000	\$950,000
2022	\$803,608	\$396,392	\$1,200,000	\$1,200,000
2021	\$503,608	\$396,392	\$900,000	\$900,000
2020	\$553,608	\$396,392	\$950,000	\$950,000

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.