



Address: [5204 MC CART AVE](#)
City: FORT WORTH
Georeference: 1050-A-1R
Subdivision: ARMORY INDUSTRIAL ADDITION
Neighborhood Code: Self Storage General

Latitude: 32.6702747101
Longitude: -97.3548971571
TAD Map: 2042-364
MAPSCO: TAR-090P



Google Map or type unknown

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

PROPERTY DATA

Legal Description: ARMORY INDUSTRIAL
ADDITION Block A 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: 1984

Personal Property Account: [09087117](#)

Agent: RYAN LLC (00320)

Protest Deadline Date: 5/31/2024

Site Number: 80440495
Site Name: PUBLIC STORAGE
Site Class: MW - Warehouse-Self Storage
Parcels: 1
Primary Building Name: PUBLIC STORAGE / 04962486
Primary Building Type: Commercial
Gross Building Area⁺⁺⁺: 54,320
Net Leasable Area⁺⁺⁺: 50,050
Percent Complete: 100%
Land Sqft^{*}: 131,987
Land Acres^{*}: 3.0300
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:
PUBLIC STORAGE EURO VIII LTD
Primary Owner Address:
PO BOX 25025
GLENDALE, CA 91221-5025

Deed Date: 11/15/1983
Deed Volume: 0007668
Deed Page: 0000808
Instrument: 00076680000808

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SUNRISE PARK DEVELOPMENT CORP	12/31/1900	0000000000000000	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	\$0	\$0	\$0	\$0
2024	\$2,127,320	\$659,935	\$2,787,255	\$2,787,255
2023	\$2,028,875	\$395,961	\$2,424,836	\$2,424,836
2022	\$2,028,875	\$395,961	\$2,424,836	\$2,424,836
2021	\$2,028,875	\$395,961	\$2,424,836	\$2,424,836
2020	\$2,028,875	\$395,961	\$2,424,836	\$2,424,836

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.