



Address: [7550 MC CART AVE](#)
City: FORT WORTH
Georeference: 41095-A-1
Subdivision: SYCAMORE BEND
Neighborhood Code: RET-Southwest Tarrant County General

Latitude: 32.6344495321
Longitude: -97.3703235786
TAD Map: 2036-352
MAPSCO: TAR-103H



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SYCAMORE BEND Block A Lot 1

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)

Site Number: 80531903

Site Name: PL\$ CHECK CASHING

Site Class: RETGen - Retail-General/Specialty

Parcels: 1

Primary Building Name: PL\$ CHECK CASHING / 06072852

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 1,768

Net Leasable Area⁺⁺⁺: 1,768

Percent Complete: 100%

Land Sqft^{*}: 40,032

Land Acres^{*}: 0.9190

Pool: N

State Code: F1

Year Built: 1988

Personal Property Account: [14703292](#)

Agent: BRUSNIAK TURNER FINE LLP (11115)

Notice Sent Date: 5/1/2025

Notice Value: \$795,211

Protest Deadline Date: 5/31/2024

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

KESSLER FAMILY TRUST

Primary Owner Address:

3855 PETERSBURG CIR
STOCKTON, CA 95219

Deed Date: 7/24/2019

Deed Volume:

Deed Page:

Instrument: [D219161958](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LG MCCART & SYCAMORE FCER LLC	11/25/2014	D214260793		
7-ELEVEN INC	10/31/2012	D212270843	0000000	0000000
TETCO STORES LP	10/2/1998	00134660000390	0013466	0000390
TETCO TEXAS HOLDING CO	10/1/1998	00134660000389	0013466	0000389
MTD STORES INC	11/28/1994	00118070001644	0011807	0001644
MOBIL OIL CORP	1/5/1987	00087980001541	0008798	0001541
SYCAMORE/MC CART JV	1/1/1986	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	\$194,730	\$600,481	\$795,211	\$795,211
2024	\$164,715	\$600,480	\$765,195	\$765,195
2023	\$124,520	\$600,480	\$725,000	\$725,000
2022	\$99,520	\$600,480	\$700,000	\$700,000
2021	\$71,520	\$600,480	\$672,000	\$672,000
2020	\$1,000	\$600,480	\$601,480	\$601,480

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.