



Address: [5612 MC CART AVE](#)
City: FORT WORTH
Georeference: 39730-5-1R1
Subdivision: SOUTHWEST HILLS ADDITION
Neighborhood Code: Food Service General

Latitude: 32.6621820667
Longitude: -97.356301369
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 1R1

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: \$107,577

Protest Deadline Date: 5/31/2024

Site Number: 80541976

Site Name: Rams Boba

Site Class: FSFastFood - Food Service-Fast Food Restaurant

Parcels: 1

Primary Building Name: Rams Boba / 06142605

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 875

Net Leasable Area⁺⁺⁺: 875

Percent Complete: 100%

Land Sqft^{*}: 3,450

Land Acres^{*}: 0.0792

Pool: N

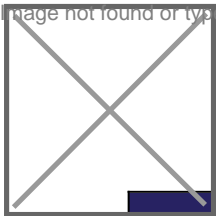
⁺⁺⁺ Rounded.

^{*} 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
DOUGLAS BERYL BALISTERI TR	2/19/1987	00088500000091	0008850	0000091

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	\$90,327	\$17,250	\$107,577	\$107,577
2024	\$90,624	\$17,250	\$107,874	\$107,874
2023	\$92,959	\$17,250	\$110,209	\$110,209
2022	\$74,846	\$17,250	\$92,096	\$92,096
2021	\$66,530	\$17,250	\$83,780	\$83,780
2020	\$52,750	\$17,250	\$70,000	\$70,000

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.