



Address: [2717 MC CART AVE](#)
City: FORT WORTH
Georeference: 14810-7-16
Subdivision: FRISCO HEIGHTS ADDITION
Neighborhood Code: M4T03A

Latitude: 32.7120774315
Longitude: -97.3528363927
TAD Map: 2042-380
MAPSCO: TAR-076T



Google Map or type unknown

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

PROPERTY DATA

Legal Description: FRISCO HEIGHTS ADDITION
Block 7 Lot 16 LESS PORTION WITH EXEMPTION
50% OF VALUE

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: B

Year Built: 2016

Personal Property Account: N/A

Agent: FORTRESS TAX DEFENSE LLC (12137)

Protest Deadline Date: 5/24/2024

Site Number: 01022431

Site Name: FRISCO HEIGHTS ADDITION-7-16-E1

Site Class: B - Residential - Multifamily

Parcels: 2

Approximate Size⁺⁺⁺: 4,336

Percent Complete: 100%

Land Sqft^{*}: 6,250

Land Acres^{*}: 0.1434

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:

MIYAMA MCCART LP

Primary Owner Address:

3202 PRINCETON AVE
DALLAS, TX 75205

Deed Date: 2/8/2017

Deed Volume:

Deed Page:

Instrument: [D217038305](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RANA DEVELOPMENT CO II LLC	12/16/2014	D214276898		
MARTIN AMANDA K	7/11/2006	D206220798	0000000	0000000
TOWNLEY AMANDA K;TOWNLEY ROBERT	2/5/2002	00154660000228	0015466	0000228

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	\$287,500	\$62,500	\$350,000	\$350,000
2024	\$287,500	\$62,500	\$350,000	\$350,000
2023	\$262,125	\$84,375	\$346,500	\$346,500
2022	\$253,954	\$55,000	\$308,954	\$308,954
2021	\$253,953	\$55,000	\$308,953	\$308,953
2020	\$282,527	\$34,973	\$317,500	\$317,500

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.