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Address: [8701 MC CART AVE](#)
City: FORT WORTH
Georeference: 25413-16-23
Subdivision: MEADOW CREEK SOUTH ADDITION
Neighborhood Code: OFC-South Tarrant County

Latitude: 32.6163814111
Longitude: -97.3701627306
TAD Map: 2036-344
MAPSCO: TAR-103V



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

PROPERTY DATA

Legal Description: MEADOW CREEK SOUTH ADDITION Block 16 Lot 23

Jurisdictions:

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- CROWLEY ISD (912)

State Code: F1

Year Built: 2008

Personal Property Account: [13872672](#)

Agent: TEXAS TAX PROTEST (05909)

Notice Sent Date: 5/1/2025

Notice Value: \$3,338,140

Protest Deadline Date: 5/31/2024

Site Number: 80871776
Site Name: Rock House
Site Class: OFCLowRise - Office-Low Rise
Parcels: 1
Primary Building Name: Rock House
Primary Building Type: Commercial
Gross Building Area⁺⁺⁺: 18,044
Net Leasable Area⁺⁺⁺: 18,044
Percent Complete: 100%
Land Sqft^{*}: 63,815
Land Acres^{*}: 1.4650
Pool: N

+++ Rounded.

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

OWNER INFORMATION

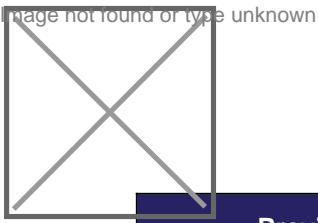
Current Owner:

ALLEN REAL PROPERTIES LTD

Primary Owner Address:

PO BOX 953
STEPHENVILLE, TX 76401-0009

Deed Date: 5/23/2013
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D213133137](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
COLONIAL SAVINGS FA	7/3/2012	D212162142	0000000	0000000
KNIGHT STEEL LLC	5/6/2008	D208170533	0000000	0000000
MAGNO LUDIVINIA;MAGNO RAUL	1/1/2007	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	\$2,971,204	\$366,936	\$3,338,140	\$1,754,400
2024	\$1,095,064	\$366,936	\$1,462,000	\$1,462,000
2023	\$1,308,185	\$63,815	\$1,372,000	\$1,372,000
2022	\$1,167,185	\$63,815	\$1,231,000	\$1,231,000
2021	\$1,111,185	\$63,815	\$1,175,000	\$1,175,000
2020	\$1,111,185	\$63,815	\$1,175,000	\$1,175,000

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.