



Address: [6417 MC CART AVE](#)
City: FORT WORTH
Georeference: 47695-A-2R
Subdivision: WOODMONT PLAZA ADDITION
Neighborhood Code: Food Service General

Latitude: 32.6517078091
Longitude: -97.3648393379
TAD Map: 2036-356
MAPSCO: TAR-104A



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WOODMONT PLAZA ADDITION
Block A Lot 2R

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: 2015
Personal Property Account: [14744665](#)
Agent: CAMERON PROPERTY TAX (12191)
Notice Sent Date: 4/15/2025
Notice Value: \$1,511,072
Protest Deadline Date: 5/31/2024

Site Number: 800021509
Site Name: DAIRY QUEEN
Site Class: FSFastFood - Food Service-Fast Food Restaurant
Parcels: 1
Primary Building Name: Dairy Queen / 42019476
Primary Building Type: Commercial
Gross Building Area⁺⁺⁺: 3,480
Net Leasable Area⁺⁺⁺: 3,480
Percent Complete: 100%
Land Sqft^{*}: 27,617
Land Acres^{*}: 0.6340
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:
SCSD-FINNELL LTD
Primary Owner Address:
14114 DALLAS PKWY STE 670
DALLAS, TX 75254

Deed Date: 12/23/2020
Deed Volume:
Deed Page:
Instrument: [D220340626](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
THORSEN LIVING TRUST	4/4/2016	D216068687		
CBC PROPERTY HOLDINGS LP	4/2/2015	D215066960		

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	\$1,179,668	\$331,404	\$1,511,072	\$1,398,000
2024	\$833,596	\$331,404	\$1,165,000	\$1,165,000
2023	\$768,596	\$331,404	\$1,100,000	\$1,100,000
2022	\$718,596	\$331,404	\$1,050,000	\$1,050,000
2021	\$792,873	\$207,128	\$1,000,001	\$1,000,001
2020	\$792,872	\$207,128	\$1,000,000	\$1,000,000

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.