



**Address:** [4025 MC CART AVE](#)  
**City:** FORT WORTH  
**Georeference:** 2810-4-6  
**Subdivision:** BLANTON'S ADDITION  
**Neighborhood Code:** 4T930C

**Latitude:** 32.6894258725  
**Longitude:** -97.3526634375  
**TAD Map:** 2042-372  
**MAPSCO:** TAR-090F



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

## PROPERTY DATA

**Legal Description:** BLANTON'S ADDITION Block 4  
Lot 6 BLK 4 LOTS 6 & 7

**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:** 00228400  
**Site Name:** BLANTON'S ADDITION Block 4 Lot 6 BLK 4 LOTS 6 & 7  
**Site Class:** A1 - Residential - Single Family

**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 980

**State Code:** A  
**Year Built:** 1946  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/15/2025  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 14,941  
**Land Acres<sup>\*</sup>:** 0.3430  
**Pool:** N

<sup>+++</sup> Rounded.

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



## OWNER INFORMATION

**Current Owner:**

ARAIZA LORENA  
ARAIZA MARTIN LEYVA

**Primary Owner Address:**

4017 MCCART AVE  
FORT WORTH, TX 76110-5925

**Deed Date:** 3/11/2009

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D209091050](#)

| Previous Owners   | Date       | Instrument     | Deed Volume | Deed Page |
|-------------------|------------|----------------|-------------|-----------|
| WAINSTEIN PAULINA | 4/1/1999   | 00137530000410 | 0013753     | 0000410   |
| WAINSTEIN LUIS    | 4/23/1994  | 00115590002065 | 0011559     | 0002065   |
| PATE VIRGINIA F   | 5/1/1983   | 00075080001317 | 0007508     | 0001317   |
| CHILDERS JAMES T  | 12/31/1900 | 00053710000805 | 0005371     | 0000805   |

## 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 | \$0                | \$0         | \$0          | \$0              |
| 2024 | \$154,882          | \$49,941    | \$204,823    | \$204,713        |
| 2023 | \$120,653          | \$49,941    | \$170,594    | \$170,594        |
| 2022 | \$121,720          | \$37,500    | \$159,220    | \$159,220        |
| 2021 | \$97,385           | \$37,500    | \$134,885    | \$134,885        |
| 2020 | \$71,654           | \$37,500    | \$109,154    | \$109,154        |

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.