

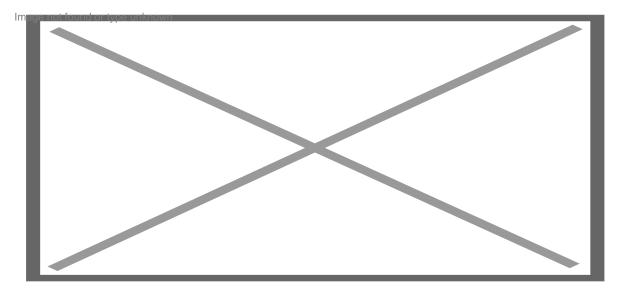
# Tarrant Appraisal District Property Information | PDF Account Number: 00228443

## Address: 4041 MC CART AVE

City: FORT WORTH Georeference: 2810-4-11 Subdivision: BLANTON'S ADDITION Neighborhood Code: RET-Southwest Tarrant County General

Latitude: 32.6887358017 Longitude: -97.3526685652 TAD Map: 2042-368 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 11 & 12

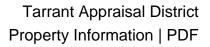
#### Jurisdictions:

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: 1958 Personal Property Account: <u>13603477</u> Agent: None Protest Deadline Date: 5/15/2025

+++ Rounded.

Site Number: 80864536 Site Name: WALT GRAPE PAWN SHOP Site Class: RETGen - Retail-General/Specialty Parcels: 1 Primary Building Name: 4041 MC CART / 00228443 Primary Building Type: Commercial Gross Building Area<sup>+++</sup>: 4,410 Net Leasable Area<sup>+++</sup>: 4,410 Percent Complete: 100% Land Sqft<sup>\*</sup>: 14,200 Land Acres<sup>\*</sup>: 0.3259

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





## **OWNER INFORMATION**

Current Owner: KD & M PROPERTIES LLC Primary Owner Address:

4041 MCCART AVE FORT WORTH, TX 76110-5967 Deed Date: 10/7/2015 Deed Volume: Deed Page: Instrument: D215240166

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PURPLE HEART PAWN & GUN LLC	2/24/2015	D215037340		
STREIN BARBARA G	9/21/1999	00141430000219	0014143	0000219
GRAPE WALT	12/31/1900	000000000000000000000000000000000000000	000000	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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised
2025	\$0	\$0	\$0	\$0
2024	\$245,241	\$35,500	\$280,741	\$280,741
2023	\$199,500	\$35,500	\$235,000	\$235,000
2022	\$189,366	\$35,500	\$224,866	\$224,866
2021	\$179,500	\$35,500	\$215,000	\$215,000
2020	\$176,177	\$35,500	\$211,677	\$211,677

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.