



Address: [6801 MC CART AVE](#)
City: FORT WORTH
Georeference: 39555-25-1
Subdivision: SOUTH RIDGE ADDITION
Neighborhood Code: MED-South Tarrant County General

Latitude: 32.6434242026
Longitude: -97.3691481387
TAD Map: 2036-352
MAPSCO: TAR-103D



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

PROPERTY DATA

Legal Description: SOUTH RIDGE ADDITION Block
25 Lot 1

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: 80205267
Site Name: 6801 MCCART PROFESSIONAL BLDG
Site Class: MEDOff - Medical-Office
Parcels: 1
Primary Building Name: MCCART PROFESSIONAL BLDG / 02882663

State Code: F1

Primary Building Type: Commercial

Year Built: 1979

Gross Building Area⁺⁺⁺: 9,670

Personal Property Account: Multi

Net Leasable Area⁺⁺⁺: 9,561

Agent: SOUTHLAND PROPERTY

Percent Complete: 100% (00344)

Protest Deadline Date: 5/15/2025

Land Sqft^{*}: 22,500

⁺⁺⁺ Rounded.

Land Acres^{*}: 0.5165

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

Pool: N



OWNER INFORMATION

Current Owner:
HANSAM INVESTMENTS LLC
Primary Owner Address:
12717 BELLA SERENO CT
FORT WORTH, TX 76126

Deed Date: 7/27/2016
Deed Volume:
Deed Page:
Instrument: [D216170844](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
D G WILLIAMS & ASSOC LLC	1/5/2005	D205009176	0000000	0000000
J & G INVESTMENTS	12/3/1998	00135530000150	0013553	0000150
MCCART BUILDING INVESTORS	11/6/1985	00083630001473	0008363	0001473
MCCART STREET PTNRSH III	12/31/1900	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	\$0	\$0	\$0	\$0
2024	\$642,500	\$157,500	\$800,000	\$800,000
2023	\$611,052	\$157,500	\$768,552	\$768,552
2022	\$611,052	\$157,500	\$768,552	\$768,552
2021	\$611,052	\$157,500	\$768,552	\$768,552
2020	\$655,185	\$157,500	\$812,685	\$812,685

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.