

## LOCATION

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**Address:** [2707 MC CART AVE](#)  
**City:** FORT WORTH  
**Georeference:** 14810-7-18  
**Subdivision:** FRISCO HEIGHTS ADDITION  
**Neighborhood Code:** M4T03A

**Latitude:** 32.7123495066  
**Longitude:** -97.3528353157  
**TAD Map:** 2042-380  
**MAPSCO:** TAR-076T



Google Map or type unknown

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

## PROPERTY DATA

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**Legal Description:** FRISCO HEIGHTS ADDITION  
Block 7 Lot 18

**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:** B

**Year Built:** 2016

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 01022466

**Site Name:** FRISCO HEIGHTS ADDITION-7-18

**Site Class:** B - Residential - Multifamily

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 4,336

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,250

**Land Acres<sup>\*</sup>:** 0.1434

**Pool:** N

+++ Rounded.

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

## OWNER INFORMATION

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**Current Owner:**

MIYAMA MCCART LP

**Primary Owner Address:**

3202 PRINCETON AVE  
DALLAS, TX 75205

**Deed Date:** 2/8/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217038305](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RANA DEVELOPMENT COMPANY II LLC	12/16/2014	<a href="#">D214276906</a>		
PETERS KEVIN J	4/8/2011	<a href="#">D211090033</a>	0000000	0000000
NORMA'S PROPERTIES LP	8/2/2010	<a href="#">D210194003</a>	0000000	0000000
LODGE PROPERTIES	1/9/2004	<a href="#">D204024696</a>	0000000	0000000
JACKSON MAURICE	9/1/1993	00113210000647	0011321	0000647
HOPKIN BONITA;HOPKIN JAHN	9/1/1980	00113210000636	0011321	0000636
HOPKIN JOHN ARDEN	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$542,340	\$125,000	\$667,340	\$667,340
2023	\$493,750	\$168,750	\$662,500	\$662,500
2022	\$507,907	\$110,000	\$617,907	\$617,907
2021	\$507,907	\$110,000	\$617,907	\$617,907
2020	\$562,384	\$69,616	\$632,000	\$632,000

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.