

LOCATION

Address: [3001 MC CART AVE](#)

City: FORT WORTH

Georeference: 33040-24-1

Subdivision: PROSPECT HEIGHTS ADDITION

Neighborhood Code: M4T03A

Latitude: 32.7076473591

Longitude: -97.3530852159

TAD Map: 2042-376

MAPSCO: TAR-076X



Google Map or type unknown

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

PROPERTY DATA

Legal Description: PROSPECT HEIGHTS
ADDITION Block 24 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: 02267446

Site Name: PROSPECT HEIGHTS ADDITION-24-1

Site Class: B - Residential - Multifamily

Parcels: 1

Approximate Size⁺⁺⁺: 4,550

Percent Complete: 100%

Land Sqft^{*}: 6,250

Land Acres^{*}: 0.1434

Pool: N

State Code: B

Year Built: 2018

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

MERIDA3141 INVESTMENT LLC

Primary Owner Address:

1031 SADDLE TREE TRL
IRVING, TX 75063

Deed Date: 10/18/2018

Deed Volume:

Deed Page:

Instrument: [D218233975](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ARVABHUMI SAIPRADEEPA;MADANA GURAVAR	4/19/2017	D217089420		
HUNTINGTON DEVELOPMENTS LLC	4/19/2017	D217089402		
BEAUCLAIR DEBORAH A	1/8/2013	D216028321		
BEAUCLAIR DEBORAH A;BEAUCLAIR MICHAEL EST	3/22/2006	D217085086	0	0
HILL L L JR	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	\$650,000	\$125,000	\$775,000	\$775,000
2023	\$611,250	\$168,750	\$780,000	\$780,000
2022	\$580,056	\$110,000	\$690,056	\$690,056
2021	\$400,000	\$110,000	\$510,000	\$510,000
2020	\$400,000	\$110,000	\$510,000	\$510,000

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.