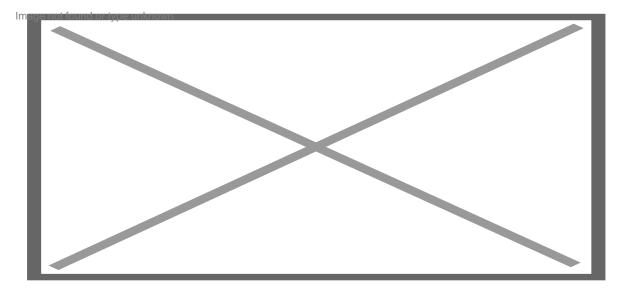


Tarrant Appraisal District Property Information | PDF Account Number: 00871990

Address: 4224 E LANCASTER AVE

City: FORT WORTH Georeference: 12900--1 Subdivision: ESTES, EDNA SUBDIVISION Neighborhood Code: Food Service General Latitude: 32.7404698502 Longitude: -97.2601341458 TAD Map: 2072-388 MAPSCO: TAR-078H





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

PROPERTY DATA

Legal Description: ESTES, EDNA SUBDIVISION Lot 1						
Jurisdictions: CITY OF FORT WORTH (026) TARRANT COUNTY (220) TARRANT REGIONAL WATER DISTRICT TARRANT COUNTY HOSPITAL (224)	Site Number: 80068871 (223) Site Name: GRIFFS HAMBURGERS Site Class: FSFastFood - Food Service-Fast Food Restaurant					
TARRANT COUNTY COLLEGE (225) CFW PID #20 - EAST LANCASTER AVEN FORT WORTH ISD (905)						
State Code: F1 Year Built: 1964	Primary Building Type: Commercial					
Personal Property Account: 08245533	Gross Building Area ⁺⁺⁺ : 1,783 Net Leasable Area ⁺⁺⁺ : 1,783					
Agent: UNITED PARAMOUNT TAX GROUP to the the two states and the states of the states o						
* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.	Land Acres [*] : 0.5629 Pool: N					



OWNER INFORMATION

Current Owner:

GRIFF'S OF AMERICA INC

Primary Owner Address: 1202 RICHARDSON DR STE 312 RICHARDSON, TX 75080 Deed Date: 4/30/1969 Deed Volume: Deed Page: Instrument: 99560

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GRIFF'S OF FT WORTH #1 INC	8/26/1963		0003850	0000025

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	\$156,431	\$73,569	\$230,000	\$230,000
2023	\$156,431	\$73,569	\$230,000	\$230,000
2022	\$140,569	\$73,569	\$214,138	\$214,138
2021	\$140,569	\$73,569	\$214,138	\$214,138
2020	\$170,702	\$73,569	\$244,271	\$244,271

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.