



**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 (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- CFW PID #20 - EAST LANCASTER AVENUE (045)
- FORT WORTH ISD (905)

**Site Number:** 80068871  
**Site Name:** GRIFFS HAMBURGERS  
**Site Class:** FSFastFood - Food Service-Fast Food Restaurant

**State Code:** F1

**Year Built:** 1964

**Personal Property Account:** [08245533](#)

**Parcels:** 1  
**Primary Building Name:** GRIFFS HAMBURGERS / 00871990

**Primary Building Type:** Commercial

**Gross Building Area<sup>+++</sup>:** 1,783

**Net Leasable Area<sup>+++</sup>:** 1,783

**Agent:** UNITED PARAMOUNT TAX GROUP INC (90070)

**Percent Complete:** 100%

<sup>+++</sup> Rounded.

**Land Sqft<sup>\*</sup>:** 24,523

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

**Land Acres<sup>\*</sup>:** 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 <sup>+</sup>
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.