



**Address:** [5220 E LANCASTER AVE](#)

**Latitude:** 32.7398421117

**City:** FORT WORTH

**Longitude:** -97.2425152907

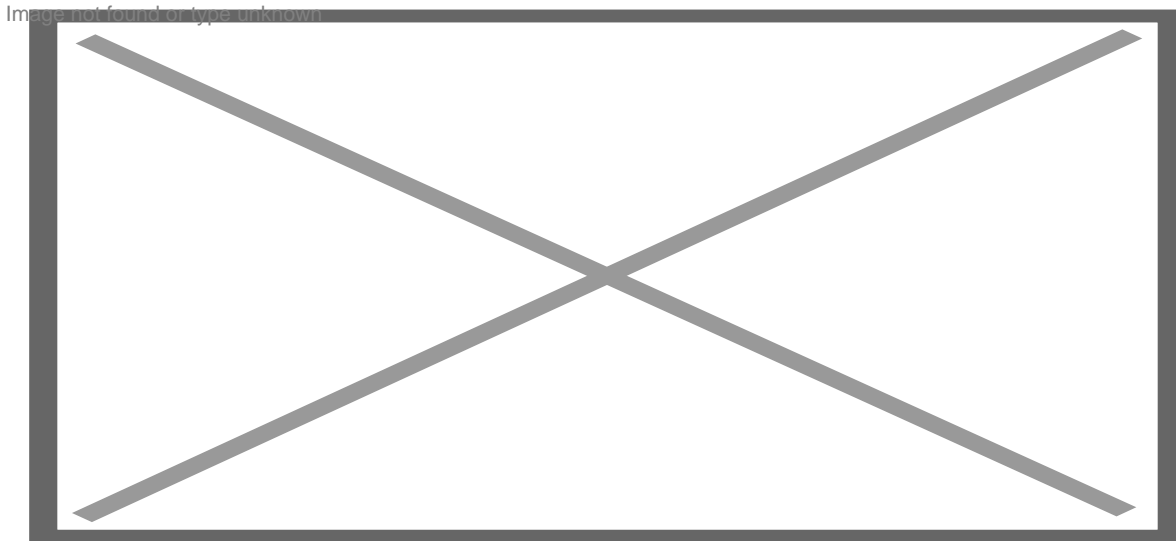
**Georeference:** 16670-1-8

**TAD Map:** 2078-388

**Subdivision:** HAINES PLACE ADDITION

**MAPSCO:** TAR-079F

**Neighborhood Code:** RET-Southeast Fort Worth/Everman/Forest Hill General



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

## PROPERTY DATA

**Legal Description:** HAINES PLACE ADDITION

Block 1 Lot 8

**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 (640)

FORT WORTH ISD (905)

**State Code:** C1C

**Year Built:** 0

**Personal Property Account:** N/A

**Agent:** None

+++ Rounded.

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

**Site Number:** 80094694

**Site Name:** Vacant Land / 80094694

**Site Class:** LandVacantComm - Vacant Land -Commercial

**Parcels:** 1

**Primary Building Name:**

**Primary Building Type:**

**Gross Building Area<sup>+++</sup>:** 0

**Net Leasable Area<sup>+++</sup>:** 0

**Percent Complete:** 0%

**Land Sqft<sup>\*</sup>:** 44,300

**Land Acres<sup>\*</sup>:** 1.0169

**Pool:** N



### OWNER INFORMATION

**Current Owner:**  
ESPIRE ENTERPRISES LLC  
**Primary Owner Address:**  
1801 ROYAL LN STE 912  
DALLAS, TX 75229

**Deed Date:** 7/30/2021  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D221223013](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KANTILAL P & TARABEN K PATEL LIVING TRUST	7/3/2018	<a href="#">D218261335</a>		
PATEL KANTIAL	7/24/1985	00082520002061	0008252	0002061
PATEL BABUBHAI N;PATEL SAVITABEN	2/13/1984	00077410002084	0007741	0002084
RAY MC GLOTHLIN	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	\$0	\$50,945	\$50,945	\$50,945
2023	\$0	\$50,945	\$50,945	\$50,945
2022	\$0	\$50,945	\$50,945	\$50,945
2021	\$0	\$50,000	\$50,000	\$50,000
2020	\$0	\$50,000	\$50,000	\$50,000

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.