



Address: [5328 E LANCASTER AVE](#)
City: FORT WORTH
Georeference: 16670-4-1
Subdivision: HAINES PLACE ADDITION
Neighborhood Code: WH-Southeast Fort Worth General

Latitude: 32.7387542536
Longitude: -97.2396098275
TAD Map: 2078-388
MAPSCO: TAR-079G



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

PROPERTY DATA

Legal Description: HAINES PLACE ADDITION
Block 4 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 (640)
- FORT WORTH ISD (905)

State Code: F1

Year Built: 1969

Personal Property Account: [14287281](#)

Agent: DUCHARME MCMILLEN & ASSOCIATES INC (00211)

+++ Rounded.

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

Site Number: 80094783
Site Name: BEACON ROOFING SUPPLY
Site Class: WHStorage - Warehouse-Storage
Parcels: 2
Primary Building Name: ABC SUPPLY / 01143557
Primary Building Type: Commercial
Gross Building Area+++: 69,836
Net Leasable Area+++: 69,836
Percent Complete: 100%
Land Sqft*: 289,440
Land Acres*: 6.6446
Pool: N



OWNER INFORMATION

Current Owner:
WARDEN INDUSTRIAL LANCASTER LLC
Primary Owner Address:
1432 TYNE BLVD
NASHVILLE, TN 37215

Deed Date: 4/27/2023
Deed Volume:
Deed Page:
Instrument: [D223072723](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|-------------------------------|------------|----------------------------|-------------|-----------|
| W H WAREHOUSE LLC | 8/17/2015 | D215184420 | | |
| HENDRICKS COMMERCIAL PROP LLC | 2/16/2009 | D209054095 | 0000000 | 0000000 |
| HENDRICKS TEXAS PROPERTIES I | 1/3/2003 | 00162790000250 | 0016279 | 0000250 |
| MASSACHUSETTS MUTL LF INS CO | 6/4/2002 | 00157170000144 | 0015717 | 0000144 |
| LAKESIDE-BRS ASSOCIATES LP | 7/26/1995 | 00120430000333 | 0012043 | 0000333 |
| ZEKARIA FAMILY TRUST | 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 | \$3,673,263 | \$434,160 | \$4,107,423 | \$4,107,423 |
| 2023 | \$2,851,778 | \$434,160 | \$3,285,938 | \$3,285,938 |
| 2022 | \$2,359,280 | \$434,160 | \$2,793,440 | \$2,793,440 |
| 2021 | \$2,359,280 | \$434,160 | \$2,793,440 | \$2,793,440 |
| 2020 | \$2,359,280 | \$434,160 | \$2,793,440 | \$2,793,440 |

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.