



Address: [4808 E LANCASTER AVE](#)
City: FORT WORTH
Georeference: 28130--5
Subdivision: NICOLSON, G D ADDITION
Neighborhood Code: APT-Stop Six

Latitude: 32.7400404971
Longitude: -97.2499502547
TAD Map: 2072-388
MAPSCO: TAR-079F



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

PROPERTY DATA

Legal Description: NICOLSON, G D ADDITION Lot 5

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: BC
Year Built: 1968
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/15/2025

Site Number: 80144330
Site Name: OAK RIDGE
Site Class: APTIndMtr - Apartment-Individual Meter
Parcels: 1
Primary Building Name: OAK RIDGE / 01868322
Primary Building Type: Multi-Family
Gross Building Area⁺⁺⁺: 27,630
Net Leasable Area⁺⁺⁺: 27,630
Percent Complete: 100%
Land Sqft^{*}: 48,157
Land Acres^{*}: 1.1055
Pool: N

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



OWNER INFORMATION

Current Owner:

OAKRIDGE APTS LLC

Primary Owner Address:

3605 BANDERA RANCH RD
ROANOKE, TX 76262

Deed Date: 7/7/2020**Deed Volume:****Deed Page:****Instrument:** [D220160774](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SC FUTURE LLC	11/17/2017	D217267551		
WINDRUSH RENTALS LLC	7/13/2016	D216161552		
BLAS OSCAR VILLANUEVA;BLAS REY I	12/15/2003	D203464818	0000000	0000000
REGAL FUNDING INC & HOME AMER	7/8/1997	00128420000609	0012842	0000609
HOME AMERICA INC ETAL	1/9/1992	00117370001850	0011737	0001850
O'NEAL CARLA JEAN;O'NEAL CHARLES W	12/23/1991	00105060001748	0010506	0001748
SECURITY BENEFIT LIFE INS	10/2/1990	00100580000001	0010058	0000001
LAWRENCE DEANNA	5/2/1990	00100250001442	0010025	0001442
GRANT BETTY JEAN;GRANT GUS	10/19/1983	00076450001341	0007645	0001341
LAWRENCE TERRY TRUSTEE	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	\$2,131,450	\$168,550	\$2,300,000	\$2,300,000
2023	\$1,831,450	\$168,550	\$2,000,000	\$2,000,000
2022	\$1,371,450	\$168,550	\$1,540,000	\$1,540,000
2021	\$1,326,450	\$168,550	\$1,495,000	\$1,495,000
2020	\$1,214,332	\$168,550	\$1,382,882	\$1,382,882



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.