



**Address:** [2736 E LANCASTER AVE](#)  
**City:** FORT WORTH  
**Georeference:** 45530-3-14-30  
**Subdivision:** WEBB ADDITION (FT WORTH)  
**Neighborhood Code:** Food Service General

**Latitude:** 32.7419544266  
**Longitude:** -97.2866054109  
**TAD Map:** 2060-388  
**MAPSCO:** TAR-078F



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

## PROPERTY DATA

**Legal Description:** WEBB ADDITION (FT WORTH)  
Block 3 Lot 14 & W PT 15

**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 (040)

FORT WORTH ISD (905)

**Site Number:** 80233120

**Site Name:** CHARLIE BROWNS CLUB

**Site Class:** FSBar - Food Service-Bar/Tavern

**Parcels:** 2

**Primary Building Name:** CHARLIE BROWNS CLUB / 03324141

**Primary Building Type:** Commercial

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

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

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,560

**Land Acres<sup>\*</sup>:** 0.1505

**Pool:** N

**State Code:** F1

**Year Built:** 1960

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

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

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



## OWNER INFORMATION

**Current Owner:**

JOHNSON & PRATER INC

**Primary Owner Address:**

4101 W GREEN OAKS SUITE 605-429  
ARLINGTON, TX 76016

**Deed Date:** 10/25/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224191733](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
YALE KELCY C EST	1/22/2007	<a href="#">D207023182</a>	0000000	0000000
Y & Y ENTERPRISES	12/31/1900	000000000000000	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	\$13,120	\$13,120	\$13,120
2023	\$0	\$13,120	\$13,120	\$13,120
2022	\$0	\$13,120	\$13,120	\$13,120
2021	\$0	\$13,120	\$13,120	\$13,120
2020	\$0	\$13,120	\$13,120	\$13,120

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.