



Address: [2536 E LANCASTER AVE](#)
City: FORT WORTH
Georeference: 45530-2-1R
Subdivision: WEBB ADDITION (FT WORTH)
Neighborhood Code: Service Station General

Latitude: 32.7434931269
Longitude: -97.2898798143
TAD Map: 2060-388
MAPSCO: TAR-078E



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

PROPERTY DATA

Legal Description: WEBB ADDITION (FT WORTH)
Block 2 Lot 1R

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 (240)
- FORT WORTH ISD (905)

Site Number: 80361412
Site Name: 7-ELEVEN
Site Class: SSConvStore - Svc Station-Convenience Store with Fuel
Parcels: (240)

State Code: F1

Primary Building Name: 7-ELEVEN / 04343921

Year Built: 1981

Primary Building Type: Commercial

Personal Property Account: [08507589](#)

Gross Building Area⁺⁺⁺: 2,492

Net Leasable Area⁺⁺⁺: 2,492

Agent: RYAN LLC (00320)

Percent Complete: 100%

Protest Deadline Date: 5/15/2025

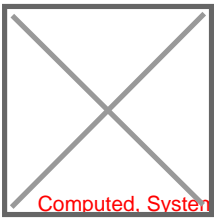
Land Sqft*: 19,689

Land Acres*: 0.4519

⁺⁺⁺ Rounded.

Pool: N

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



OWNER INFORMATION

Current Owner:

SEJ ASSET MANAGEMENT & INVESTMENT COMPANY

Primary Owner Address:

3200 HACKBERRY RD
IRVING, TX 75063

Deed Date: 10/1/2013

Deed Volume:

Deed Page:

Instrument: [D219030305 CWD](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
7-ELEVEN INC #12475	4/30/1999	00000000000000	0000000	0000000
SOUTHLAND CORP #12475	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	\$52,332	\$147,668	\$200,000	\$178,402
2023	\$1,000	\$147,668	\$148,668	\$148,668
2022	\$163,227	\$59,067	\$222,294	\$222,294
2021	\$156,966	\$59,067	\$216,033	\$216,033
2020	\$167,879	\$59,067	\$226,946	\$226,946

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.