



**Address:** [7001 E LANCASTER AVE](#)  
**City:** FORT WORTH  
**Georeference:** 20970-22-5  
**Subdivision:** HYDE-JENNINGS SUBDIVISION  
**Neighborhood Code:** WH-Southeast Fort Worth General

**Latitude:** 32.7309033777  
**Longitude:** -97.20855981  
**TAD Map:** 2084-384  
**MAPSCO:** TAR-080K



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

**PROPERTY DATA**

**Legal Description:** HYDE-JENNINGS SUBDIVISION  
Block 22 Lot 5 BLK 22 LTS 5 & 6

**Jurisdictions:**

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- FORT WORTH ISD (905)

**State Code:** F1

**Year Built:** 1978

**Personal Property Account:** Multi

**Agent:** INTEGRATAX (00753)

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

**Site Number:** 80408052

**Site Name:** 7001 E LANCASTER AVE

**Site Class:** WHStorage - Warehouse-Storage

**Parcels:** 1

**Primary Building Name:** 7001 E LANCASTER AVE / 04678214

**Primary Building Type:** Commercial

**Gross Building Area**<sup>+++</sup>: 35,000

**Net Leasable Area**<sup>+++</sup>: 35,000

**Percent Complete:** 100%

**Land Sqft**<sup>\*</sup>: 78,683

**Land Acres**<sup>\*</sup>: 1.8063

**Pool:** N

<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:**

WAMATU LP

**Primary Owner Address:**

PO BOX 11561

FORT WORTH, TX 76110-0561

**Deed Date:** 4/28/2006

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D206132222](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
THOMAS CAROLYN;THOMAS TIMOTHY	1/19/2006	<a href="#">D206021080</a>	0000000	0000000
THOMAS TIM L	7/1/2005	<a href="#">D205260668</a>	0000000	0000000
THOMAS JOHN R	4/11/1980	00069200000849	0006920	0000849
THOMAS FRANKIE L ETAL	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	\$800,725	\$118,025	\$918,750	\$918,750
2023	\$765,725	\$118,025	\$883,750	\$883,750
2022	\$731,975	\$118,025	\$850,000	\$850,000
2021	\$686,976	\$118,024	\$805,000	\$805,000
2020	\$651,976	\$118,024	\$770,000	\$770,000

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.