Property Information | PDF

Account Number: 04678214

Address: 7001 E LANCASTER AVE

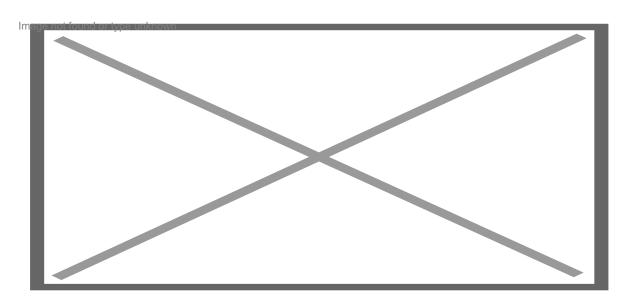
City: FORT WORTH Georeference: 20970-22-5

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)

State Code: F1 Year Built: 1978

Personal Property Account: Multi Agent: INTEGRATAX (00753) **Protest Deadline Date: 5/15/2025** 

Parcels: 1 FORT WORTH ISD (905) Primary Building Name: 7001 E LANCASTER AVE / 04678214

> **Primary Building Type:** Commercial Gross Building Area+++: 35,000 Net Leasable Area+++: 35,000 Percent Complete: 100%

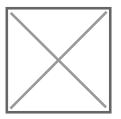
Site Class: WHStorage - Warehouse-Storage

**Land Sqft**\*: 78,683 Land Acres\*: 1.8063

Site Number: 80408052

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

03-26-2025 Page 1



## **OWNER INFORMATION**

 Current Owner:
 Deed Date: 4/28/2006

 WAMATU LP
 Deed Volume: 0000000

 Primary Owner Address:
 Deed Page: 0000000

 PO BOX 11561
 Deed Page: 00000000

FORT WORTH, TX 76110-0561 Instrument: D206132222

Previous Owners	Date	Instrument	Deed Volume	Deed Page
THOMAS CAROLYN;THOMAS TIMOTHY	1/19/2006	D206021080	0000000	0000000
THOMAS TIM L	7/1/2005	D205260668	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*
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.

## **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.

03-26-2025 Page 2

<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.