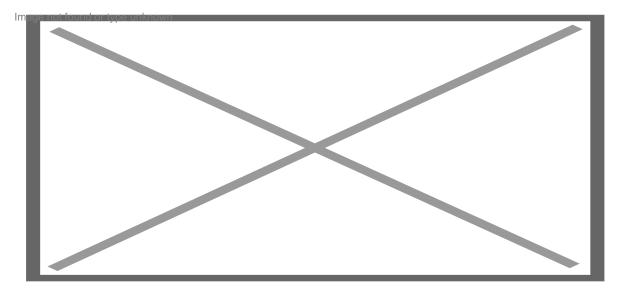


Tarrant Appraisal District Property Information | PDF Account Number: 06140092

Address: 2600 E LANCASTER AVE

City: FORT WORTH Georeference: 45530-2-2 Subdivision: WEBB ADDITION (FT WORTH) Neighborhood Code: Service Station General Latitude: 32.7433997628 Longitude: -97.2897346746 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 2 & 3				
Jurisdictions: CITY OF FORT WORTH (026) TARRANT COUNTY (220) TARRANT REGIONAL WATER DIST TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) FORT WORTH ISD (905)	ASite Class: SSConvStore - Svc Station-Convenience Store with Fuel			
State Code: F1	Primary Building Type: Commercial			
Year Built: 1981	Gross Building Area ⁺⁺⁺ : 0			
Personal Property Account: N/A	Net Leasable Area ⁺⁺⁺ : 0			
Agent: RYAN LLC (00320)	Percent Complete: 100%			
Protest Deadline Date: 5/15/2025	Land Sqft*: 1,292			
+++ Rounded.	Land Acres [*] : 0.0296			
* This represents one of a hierarchy of possible values ranked in the following order: Recorded.	Pool: N			

values ranked in the following order: Recorded, Computed, System, Calculated.



Current Owner:Deed Date: 10/1/2013SEJ ASSET MANAGEMENT & INVESTMENT COMPANY
Deed Volume:Deed Volume:Primary Owner Address:Deed Page:3200 HACKBERRY RDInstrument: D219030305 CWDIRVING, TX 75063Instrument: D219030305 CWD

 Previous Owners
 Date
 Instrument
 Deed Volume
 Deed Page

 7-ELEVEN INC #12475
 4/30/1999
 00000000000
 0000000
 0000000

 SOUTHLAND CORP #12475
 10/3/1986
 0008805000771
 0008805
 0000771

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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$2,160	\$9,690	\$11,850	\$11,850
2023	\$1,000	\$9,690	\$10,690	\$10,690
2022	\$2,160	\$3,876	\$6,036	\$6,036
2021	\$1,380	\$3,876	\$5,256	\$5,256
2020	\$1,451	\$3,876	\$5,327	\$5,327

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.