



**Address:** [2700 E LANCASTER AVE](#)  
**City:** FORT WORTH  
**Georeference:** 45530-3-1R  
**Subdivision:** WEBB ADDITION (FT WORTH)  
**Neighborhood Code:** Food Service General

**Latitude:** 32.7424610374  
**Longitude:** -97.2877592127  
**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 3 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 (640)
- FORT WORTH ISD (905)

**State Code:** F1

**Year Built:** 2005

**Personal Property Account:** [08493464](#)

**Agent:** P E PENNINGTON & CO INC (00051)

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

**Site Number:** 80869249

**Site Name:** MEXICAN INN CAFE

**Site Class:** FSRest - Food Service-Full Service Restaurant

**Parcels:** 1

**Primary Building Name:** MEXICAN INN / 41197208

**Primary Building Type:** Commercial

**Gross Building Area<sup>+++</sup>:** 3,926

**Net Leasable Area<sup>+++</sup>:** 3,926

**Percent Complete:** 100%

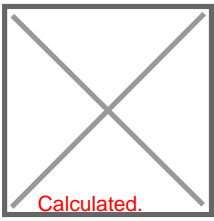
**Land Sqft<sup>\*</sup>:** 29,281

**Land Acres<sup>\*</sup>:** 0.6721

**Pool:** N

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

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



## OWNER INFORMATION

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**Current Owner:**

MEXICAN INN OPERATIONS #2 LTD

**Primary Owner Address:**

2340 W INTERSTATE 20 STE 100  
ARLINGTON, TX 76017-7601

**Deed Date:** 1/1/2006

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** 00000000000000

## VALUES

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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	\$434,667	\$205,333	\$640,000	\$640,000
2023	\$493,595	\$146,405	\$640,000	\$640,000
2022	\$478,595	\$146,405	\$625,000	\$625,000
2021	\$504,477	\$80,523	\$585,000	\$585,000
2020	\$549,438	\$58,562	\$608,000	\$608,000

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

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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.