



**Address:** [5101 E LANCASTER AVE](#)

**City:** FORT WORTH

**Georeference:** 10700-1-1A

**Subdivision:** EASTLAND ADDITION

**Neighborhood Code:** RET-Southeast Fort Worth/Everman/Forest Hill General

**Latitude:** 32.7412484436

**Longitude:** -97.2446856309

**TAD Map:** 2078-388

**MAPSCO:** TAR-079F



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** EASTLAND ADDITION Block 1  
Lot 1A & 2A AKA S125' LT 1 S125' W44' LT 2

**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 (249)

FORT WORTH ISD (905)

**State Code:** F1

**Year Built:** 1961

**Personal Property Account:** [12387983](#)

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$184,937

**Protest Deadline Date:** 5/31/2024

**Site Number:** 80061206

**Site Name:** OCEAN MINI MART 4

**Site Class:** RETSpecMkt - Retail-Specialty Market

**Parcels:** 1

**Primary Building Name:** OCEAN MINI MART 4 / 00771198

**Primary Building Type:** Commercial

**Gross Building Area<sup>+++</sup>:** 1,908

**Net Leasable Area<sup>+++</sup>:** 1,620

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 17,840

**Land Acres<sup>\*</sup>:** 0.4095

**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:**

BUI DAI SI

**Primary Owner Address:**

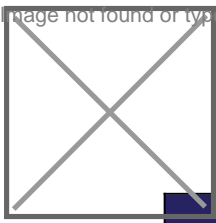
3200 W FRANKFURT DR  
CHANDLER, AZ 85226-1492

**Deed Date:** 9/23/2013

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D213253546](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
THANH TIN LLC	2/20/2013	<a href="#">D213052073</a>	0000000	0000000
BUI THANH	7/6/2004	<a href="#">D204245517</a>	0000000	0000000
BUI HUONG CAO	10/25/1994	00117850001682	0011785	0001682
LAM DOMINIC	1/31/1990	00098330001344	0009833	0001344
JAMIE'S FOOD STORES #1	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	\$131,417	\$53,520	\$184,937	\$184,937
2024	\$128,937	\$53,520	\$182,457	\$182,457
2023	\$127,571	\$53,520	\$181,091	\$181,091
2022	\$106,300	\$53,520	\$159,820	\$159,820
2021	\$94,266	\$53,520	\$147,786	\$147,786
2020	\$94,266	\$53,520	\$147,786	\$147,786

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.