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**Address:** [4224 E LANCASTER AVE](#)  
**City:** FORT WORTH  
**Georeference:** 12900--1  
**Subdivision:** ESTES, EDNA SUBDIVISION  
**Neighborhood Code:** Food Service General

**Latitude:** 32.7404698502  
**Longitude:** -97.2601341458  
**TAD Map:** 2072-388  
**MAPSCO:** TAR-078H



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

## PROPERTY DATA

**Legal Description:** ESTES, EDNA SUBDIVISION  
Lot 1

**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 (225)
- FORT WORTH ISD (905)

**Site Number:** 80068871

**Site Name:** GRIFFS HAMBURGERS

**Site Class:** FSFastFood - Food Service-Fast Food Restaurant

**Parcels:** 1

**Primary Building Name:** GRIFFS HAMBURGERS / 00871990

**Primary Building Type:** Commercial

**Gross Building Area<sup>+++</sup>:** 1,783

**Net Leasable Area<sup>+++</sup>:** 1,783

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 24,523

**Land Acres<sup>\*</sup>:** 0.5629

**Pool:** N

**State Code:** F1

**Year Built:** 1964

**Personal Property Account:** [08245533](#)

**Agent:** UPTG (00670)

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

**Notice Value:** \$266,129

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

+++ Rounded.

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

## OWNER INFORMATION

**Current Owner:**

GRIFF'S OF AMERICA INC

**Primary Owner Address:**

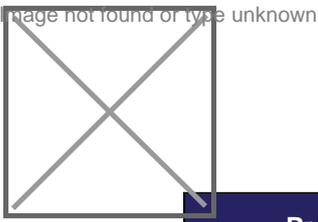
1202 RICHARDSON DR STE 312  
RICHARDSON, TX 75080

**Deed Date:** 4/30/1969

**Deed Volume:**

**Deed Page:**

**Instrument:** 99560



Previous Owners	Date	Instrument	Deed Volume	Deed Page
GRIFF'S OF FT WORTH #1 INC	8/26/1963		0003850	0000025

## 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	\$192,560	\$73,569	\$266,129	\$266,129
2024	\$156,431	\$73,569	\$230,000	\$230,000
2023	\$156,431	\$73,569	\$230,000	\$230,000
2022	\$140,569	\$73,569	\$214,138	\$214,138
2021	\$140,569	\$73,569	\$214,138	\$214,138
2020	\$170,702	\$73,569	\$244,271	\$244,271

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.