



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



Google Map or type unknown

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 (245)
FORT WORTH ISD (905)

Site Number: 80068871

Site Name: GRIFFS HAMBURGERS

Site Class: FSFastFood - Food Service-Fast Food Restaurant

Parcels: 1

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

Primary Building Name: GRIFFS HAMBURGERS / 00871990

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 1,783

Net Leasable Area⁺⁺⁺: 1,783

Percent Complete: 100%

Land Sqft^{*}: 24,523

Land Acres^{*}: 0.5629

Pool: N

⁺⁺⁺ 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 ⁺
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.