



**Address:** [5003 E LANCASTER AVE](#)

**City:** FORT WORTH

**Georeference:** 13690-7-B1

**Subdivision:** FIDELITY TRUST CO SUBDIVISION

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

**Latitude:** 32.7415022739

**Longitude:** -97.2476542321

**TAD Map:** 2072-388

**MAPSCO:** TAR-079F



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** FIDELITY TRUST CO  
SUBDIVISION Block 7 Lot B1

**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:** 1953

**Personal Property Account:** [13665898](#)

**Agent:** None

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$567,750

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

**Site Number:** 80075282

**Site Name:** MAX DENTAL CARE/PC REPAIR

**Site Class:** RETGen - Retail-General/Specialty

**Parcels:** 1

**Primary Building Name:** MAX DENTAL CARE & PC REPAIR / 00927708

**Primary Building Type:** Commercial

**Gross Building Area<sup>+++</sup>:** 5,000

**Net Leasable Area<sup>+++</sup>:** 5,000

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 19,046

**Land Acres<sup>\*</sup>:** 0.4372

**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:**

TRAN SUZANA

**Primary Owner Address:**

6908 CATAMARAN DR  
GRAND PRAIRIE, TX 75054

**Deed Date:** 1/21/2011

**Deed Volume:** 00000000

**Deed Page:** 00000000

**Instrument:** [D211021094](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
5003 E LANCASTER LLC	4/15/2010	<a href="#">D210090422</a>	0000000	0000000
HOSSAIN KHADAKER;HOSSAIN M BEGUM	5/16/2006	<a href="#">D206161070</a>	0000000	0000000
KLEIMAN NANCY P	1/20/1996	000000000000000	0000000	0000000
KLEIMAN DANIEL	12/31/1900	000000000000000	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	\$539,181	\$28,569	\$567,750	\$567,750
2024	\$447,381	\$28,569	\$475,950	\$475,950
2023	\$419,737	\$28,569	\$448,306	\$448,306
2022	\$392,931	\$28,569	\$421,500	\$421,500
2021	\$356,631	\$28,569	\$385,200	\$385,200
2020	\$338,481	\$28,569	\$367,050	\$367,050

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.