



Address: [6759 E LANCASTER AVE](#)

City: FORT WORTH

Georeference: 20970-13-7

Subdivision: HYDE-JENNINGS SUBDIVISION

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

Latitude: 32.7320925622

Longitude: -97.2155164634

TAD Map: 2084-384

MAPSCO: TAR-080J



Google Map or type unknown

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

PROPERTY DATA

Legal Description: HYDE-JENNINGS SUBDIVISION
Block 13 Lot 7

Jurisdictions:

CITY OF FORT WORTH (026)

TARRANT COUNTY (220)

TARRANT REGIONAL WATER DISTRICT (223)

TARRANT COUNTY HOSPITAL (224)

TARRANT COUNTY COLLEGE (225)

FORT WORTH ISD (905)

State Code: F1

Year Built: 1978

Personal Property Account: [10697101](#)

Agent: AMERICAN PROPERTY SERVICES (00577)

Notice Sent Date: 5/1/2025

Notice Value: \$275,100

Protest Deadline Date: 5/31/2024

Site Number: 80109160

Site Name: FIRST CASH PAWN

Site Class: RETGen - Retail-General/Specialty

Parcels: 1

Primary Building Name: FIRST CASH PAWN / 01404016

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 2,800

Net Leasable Area⁺⁺⁺: 2,800

Percent Complete: 100%

Land Sqft^{*}: 14,000

Land Acres^{*}: 0.3213

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:

ADVANCED CAPITAL RESOURCES INC

Primary Owner Address:

4008 PLUMWOOD DR
ARLINGTON, TX 76016-4245

Deed Date: 1/31/2008

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D208039010](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LAM ENG EK;LAM HOA UNG LAM	12/31/2007	D208039009	0000000	0000000
LAM NAI MUY	5/22/2007	D207179550	0000000	0000000
LAM ENG EK;LAM HOA UNG LAM	6/30/2000	00144390000140	0014439	0000140
WILLIAM L KING ENTERPRISES	12/28/1990	00101350001745	0010135	0001745
KING WILLIAM L	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 ⁺
2025	\$240,100	\$35,000	\$275,100	\$275,100
2024	\$208,600	\$35,000	\$243,600	\$243,600
2023	\$199,459	\$35,000	\$234,459	\$234,459
2022	\$190,876	\$35,000	\$225,876	\$225,876
2021	\$155,000	\$35,000	\$190,000	\$190,000
2020	\$150,000	\$35,000	\$185,000	\$185,000

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

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.