



**Address:** [1501 E LANCASTER AVE](#)

**City:** FORT WORTH

**Georeference:** 22460-4-1

**Subdivision:** KENNEDY ADDITION-FT WORTH

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

**Latitude:** 32.7464173133

**Longitude:** -97.3132572143

**TAD Map:** 2054-392

**MAPSCO:** TAR-077C



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** KENNEDY ADDITION-FT WORTH Block 4 Lot 1

**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:** 1940

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$36,500

**Protest Deadline Date:** 6/17/2024

**Site Number:** 80118925

**Site Name:** the art of living

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

**Parcels:** 2

**Primary Building Name:** the art of living/ 01500473

**Primary Building Type:** Commercial

**Gross Building Area**+++ : 0

**Net Leasable Area**+++ : 0

**Percent Complete:** 100%

**Land Sqft**\* : 5,000

**Land Acres**\* : 0.1147

**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:**

LANCASTER REVIVAL LLC

**Primary Owner Address:**

101 ST LOUIS AVE  
FORT WORTH, TX 76104

**Deed Date:** 6/21/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219134443](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TWENTY FIRST CENTURY SERVICES INC	2/28/2019	<a href="#">D219040177</a>		
NEALY NEAL III	6/30/2014	<a href="#">D214137328</a>	0000000	0000000
KILGORE KENNETH R	8/8/2007	<a href="#">D207283631</a>	0000000	0000000
PEVEY MARK	7/27/2005	<a href="#">D205237133</a>	0000000	0000000
WORLEY ANDREW	4/16/1998	00132070000264	0013207	0000264
WORLEY ANDREW	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	\$24,000	\$12,500	\$36,500	\$36,500
2024	\$24,000	\$12,500	\$36,500	\$35,182
2023	\$16,818	\$12,500	\$29,318	\$29,318
2022	\$0	\$12,500	\$12,500	\$12,500
2021	\$0	\$12,500	\$12,500	\$12,500
2020	\$0	\$12,500	\$12,500	\$12,500

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.