



**Address:** [4400 E LANCASTER AVE](#)  
**City:** FORT WORTH  
**Georeference:** 23910--1  
**Subdivision:** LEWIS, HATTIE M SUBDIVISION  
**Neighborhood Code:** RET-Southeast Fort Worth/Everman/Forest Hill General

**Latitude:** 32.7404762444  
**Longitude:** -97.2573905276  
**TAD Map:** 2072-388  
**MAPSCO:** TAR-079E



Google Map or type unknown

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

**PROPERTY DATA**

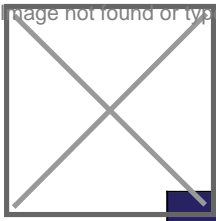
**Legal Description:** LEWIS, HATTIE M  
SUBDIVISION Block 1 Lot 1 & 2A  
**Jurisdictions:**  
CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
CFW PID #20 - EAST LANCASTER AVENUE (240)  
FORT WORTH ISD (905)  
**State Code:** F1  
**Year Built:** 1947  
**Personal Property Account:** [14590234](#)  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$1,290,806  
**Protest Deadline Date:** 6/17/2024  
**Site Number:** 80124976  
**Site Name:** WASH WORLD  
**Site Class:** RETNBHD - Retail-Neighborhood Shopping Center  
**Parcels:** 1  
**Primary Building Name:** WASH WORLD/BK NAILS / 01593579  
**Primary Building Type:** Commercial  
**Gross Building Area<sup>+++</sup>:** 10,120  
**Net Leasable Area<sup>+++</sup>:** 10,120  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 29,640  
**Land Acres<sup>\*</sup>:** 0.6804  
**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:**  
HA NGHIA TRONG  
**Primary Owner Address:**  
308 BURBERRY DR  
GRAND PRAIRIE, TX 75052  
**Deed Date:** 5/29/2024  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D224093559](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
QUALCO CORP	10/17/2008	<a href="#">D208412366</a>	0000000	0000000
Q I INC	7/9/2002	00158170000392	0015817	0000392
DAO JACQUES ETAL	1/30/1998	00131470000318	0013147	0000318
ROQUEMORE LEROY EST	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 <sup>+</sup>
2025	\$1,179,656	\$111,150	\$1,290,806	\$1,290,806
2024	\$618,850	\$111,150	\$730,000	\$730,000
2023	\$583,310	\$66,690	\$650,000	\$650,000
2022	\$555,589	\$66,690	\$622,279	\$622,279
2021	\$487,279	\$66,690	\$553,969	\$553,969
2020	\$466,938	\$66,690	\$533,628	\$533,628

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.