



**Address:** [5031 E LANCASTER AVE](#)  
**City:** FORT WORTH  
**Georeference:** 33380-1-1  
**Subdivision:** RALSTON ADDITION  
**Neighborhood Code:** Food Service General

**Latitude:** 32.7413371747  
**Longitude:** -97.2452584336  
**TAD Map:** 2078-388  
**MAPSCO:** TAR-079F



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** RALSTON ADDITION Block 1  
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 (225)  
FORT WORTH ISD (905)

**Site Number:** 80168965  
**Site Name:** JACK IN THE BOX  
**Site Class:** FSFastFood - Food Service-Fast Food Restaurant

**Parcels:** 1

**State Code:** F1  
**Year Built:** 1973  
**Personal Property Account:** [14611240](#)  
**Agent:** ASSESSMENT ADVISORS (00844)  
**Notice Sent Date:** 5/6/2025  
**Notice Value:** \$453,545  
**Protest Deadline Date:** 5/31/2024

**Primary Building Name:** JACK IN THE BOX / 02304503  
**Primary Building Type:** Commercial  
**Gross Building Area+++:** 2,285  
**Net Leasable Area+++:** 2,285  
**Percent Complete:** 100%  
**Land Sqft\*:** 19,795  
**Land Acres\*:** 0.4544  
**Pool:** N

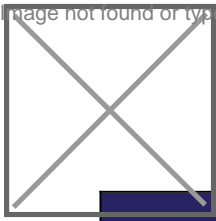
+++ Rounded.

\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

**OWNER INFORMATION**

**Current Owner:**  
JACK IN THE BOX PROPERTIES LLC  
**Primary Owner Address:**  
9357 SPECTRUM CENTER BLVD  
SAN DIEGO, CA 92123

**Deed Date:** 5/31/2019  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D219225094](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
JACK IN THE BOX EASTERN DIV LP	12/31/2000	00146770000203	0014677	0000203
JACK IN THE BOX INC	10/4/1999	000000000000000	0000000	0000000
JACK IN THE BOX PROPERTIES LLC	9/25/1985	00083190001821	0008319	0001821
FOODMAKER 760/W & B WALSH EST	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	\$255,595	\$197,950	\$453,545	\$453,545
2024	\$222,050	\$197,950	\$420,000	\$420,000
2023	\$212,050	\$197,950	\$410,000	\$410,000
2022	\$197,050	\$197,950	\$395,000	\$395,000
2021	\$177,050	\$197,950	\$375,000	\$375,000
2020	\$142,050	\$197,950	\$340,000	\$340,000

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.