



Address: [2455 E LANCASTER AVE](#)

City: FORT WORTH

Georeference: 23820--4

Subdivision: LEONARD, J M SUBDIVISION

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

Latitude: 32.745195711

Longitude: -97.2918427614

TAD Map: 2060-392

MAPSCO: TAR-078A



Google Map or type unknown

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

PROPERTY DATA

Legal Description: LEONARD, J M SUBDIVISION
Lot 4 & 5

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)

Site Number: 80415938

Site Name: MOFLERO/PACESETTERS PERSONNEL

Site Class: RETMixOff - Mixed Retail with Office

Parcel: 640

Primary Building Name: PACESETTERS PERSONNEL/ 03066908

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 4,530

Net Leasable Area⁺⁺⁺: 4,530

Percent Complete: 100%

Land Sqft^{*}: 4,950

Land Acres^{*}: 0.1136

Pool: N

State Code: F1

Year Built: 1940

Personal Property Account: [14778659](#)

Agent: None

Notice Sent Date: 5/1/2025

Notice Value: \$392,184

Protest Deadline Date: 6/17/2024

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

MORRISON & SADLER LAWYERS

Primary Owner Address:

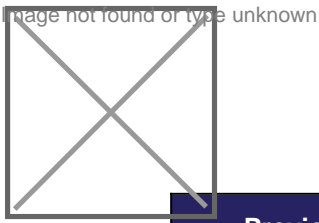
121 VARSITY CIR
ARLINGTON, TX 76013

Deed Date: 3/1/2006

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D206083279](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
SADLER JAMES MICHAEL	2/10/2006	D206040397	0000000	0000000
FORT WORTH CITY OF	10/21/2004	D205014771	0000000	0000000
MONCRIEF DON A	12/31/1900	00071780001895	0007178	0001895

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	\$355,059	\$37,125	\$392,184	\$375,224
2024	\$275,562	\$37,125	\$312,687	\$312,687
2023	\$242,875	\$37,125	\$280,000	\$280,000
2022	\$250,100	\$9,900	\$260,000	\$260,000
2021	\$215,100	\$9,900	\$225,000	\$225,000
2020	\$195,100	\$9,900	\$205,000	\$205,000

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.