



Address: [3427 E LANCASTER AVE](#)

City: FORT WORTH

Georeference: 41270-10-10

Subdivision: TANDY ADDITION

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

Latitude: 32.7410652959

Longitude: -97.2748401762

TAD Map: 2066-388

MAPSCO: TAR-078G



Google Map or type unknown

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

PROPERTY DATA

Legal Description: TANDY ADDITION Block 10 Lot 10

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 (040)

FORT WORTH ISD (905)

Site Number: 80213316

Site Name: 3427 E LANCASTER AVE

Site Class: InterimUseComm - Interim Use-Commercial

Parcels: 1

Primary Building Name: 3427 E LANCASTER AVE / 03083551

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 2,550

Net Leasable Area⁺⁺⁺: 2,550

Percent Complete: 100%

Land Sqft^{*}: 14,910

Land Acres^{*}: 0.3422

Pool: N

State Code: F1

Year Built: 1947

Personal Property Account: N/A

Agent: None

Notice Sent Date: 5/1/2025

Notice Value: \$104,997

Protest Deadline Date: 5/31/2024

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

KARIMI SHAHRYAR

JAYASEKERA AMAL

BOLERACZKI EDITH

Primary Owner Address:

3408 HEATHERBROOK DR

ARLINGTON, TX 76001-6550

Deed Date: 7/26/2022

Deed Volume:

Deed Page:

Instrument: [D222272182](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BOLERACZKI EDITH;KARIMI SHAHRYAR	12/13/2006	D207000173	0000000	0000000
BULL ROBERT	1/21/2005	D205023784	0000000	0000000
W F FULLER & CO	8/29/1991	00103780000739	0010378	0000739
SUMMIT NATIONAL BANK	8/14/1985	00082810001520	0008281	0001520
ROBERT C BLOSSMAN	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	\$1,000	\$103,997	\$104,997	\$99,606
2024	\$1,000	\$82,005	\$83,005	\$83,005
2023	\$1,000	\$82,005	\$83,005	\$83,005
2022	\$1,000	\$82,005	\$83,005	\$83,005
2021	\$1,000	\$14,910	\$15,910	\$15,910
2020	\$1,000	\$14,910	\$15,910	\$15,910

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.