



Address: [1221 W LANCASTER AVE](#)
City: FORT WORTH
Georeference: 41605-7-3R
Subdivision: TEXAS & PACIFIC RAILWAY ADDN
Neighborhood Code: OFC-Central Business District

Latitude: 32.7463353966
Longitude: -97.3398007984
TAD Map: 2048-392
MAPSCO: TAR-076D



Google Map or type unknown

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

PROPERTY DATA

Legal Description: TEXAS & PACIFIC RAILWAY
ADDN Block 7 Lot 3R

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)

Site Number: 80491146
Site Name: THE EXCEL AND SUMMIT ACADEMY
Site Class: OFCLowRise - Office-Low Rise
Parcels: 1
Primary Building Name: EXCEL ACADEMY AND SUMMIT ACADEMY / 03103315

State Code: F1 **Primary Building Type:** Commercial

Year Built: 1967 **Gross Building Area+++:** 24,028

Personal Property Account Number: N/A **Net Leasable Area+++:** 24,028

Agent: None **Percent Complete:** 100%

Notice Sent Date: **Land Sqft*:** 33,500

5/1/2025 **Land Acres*:** 0.7690

Notice Value: **Pool:** N
\$3,145,253

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:
FINLEY OFFICE LLC
Primary Owner Address:
1308 LAKE ST
FORT WORTH, TX 76102

Deed Date: 1/1/2021
Deed Volume:
Deed Page:
Instrument: [D222101677](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
FINLEY RESOURCES INC	4/28/2000	00143170000390	0014317	0000390
HCA REALTY INC	2/9/1996	00122580000470	0012258	0000470
FORT WORTH CLINIC THE	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	\$2,140,253	\$1,005,000	\$3,145,253	\$3,145,253
2024	\$2,085,600	\$1,005,000	\$3,090,600	\$3,090,600
2023	\$2,057,124	\$1,005,000	\$3,062,124	\$3,062,124
2022	\$2,043,971	\$1,005,000	\$3,048,971	\$3,048,971
2021	\$1,827,421	\$1,005,000	\$2,832,421	\$2,832,421
2020	\$1,827,421	\$1,005,000	\$2,832,421	\$2,832,421

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.