



**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.

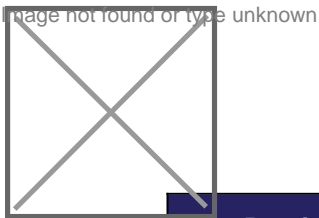
**PROPERTY DATA**

**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:** OFC Low Rise - Office-Low Rise  
**Parcels:** 1  
**Primary Building Name:** EXCEL ACADEMY AND SUMMIT ACADEMY / 03103315  
**State Code:** F1  
**Year Built:** 1967  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 5/1/2025  
**Notice Value:** \$3,145,253  
**Protest Deadline Date:** 6/17/2024  
**Primary Building Type:** Commercial  
**Gross Building Area+++:** 24,028  
**Net Leasable Area+++:** 24,028  
**Percent Complete:** 100%  
**Land Sqft\*:** 33,500  
**Land Acres\*:** 0.7690  
**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:**  
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 <sup>+</sup>
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.