



Address: [3804 E LANCASTER AVE](#)
City: FORT WORTH
Georeference: 44012-3-AR-C
Subdivision: TURNER SUBDIVISION BEACON HILL
Neighborhood Code: OFC-East Tarrant County

Latitude: 32.7405673926
Longitude: -97.2686777073
TAD Map: 2066-388
MAPSCO: TAR-078G



Google Map or type unknown

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

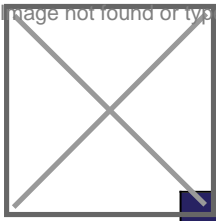
PROPERTY DATA

Legal Description: TURNER SUBDIVISION
BEACON HILL Block 3 Lot AR
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 PARCELS 1
FORT WORTH PID (905)
Site Number: 80223192
Site Name: PSYCHOLOGY CONSULTANTS
Site Class: OFC Low Rise - Office-Low Rise
Primary Building Name: PSYCHOLOGY CONSULTANTS OF NORTH TEXAS / 03196658
State Code: F1
Primary Building Type: Commercial
Year Built: 1973
Gross Building Area+++ : 1,808
Personal Property Account: [11662298](#)
Net Leasable Area : 1,808
Agent: None
Percent Complete: 100%
Notice Sent
Date: 5/1/2025
Land Sqft* : 6,150
Land Acres* : 0.1411
Notice Value:
\$171,560
Pool: N
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:
WIGGINS NICHELLE
Primary Owner Address:
PO BOX 200156
ARLINGTON, TX 76006-0156
Deed Date: 6/16/2011
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D211145111](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
BONITO VENTURES INC	7/12/2005	D205210838	0000000	0000000
BUCHANAN BRYAN K	8/21/1991	00103690001323	0010369	0001323
HARVEY G J	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 ⁺
2025	\$123,898	\$47,662	\$171,560	\$171,560
2024	\$116,721	\$47,662	\$164,383	\$164,383
2023	\$116,721	\$47,662	\$164,383	\$164,383
2022	\$116,721	\$47,662	\$164,383	\$164,383
2021	\$116,721	\$47,662	\$164,383	\$164,383
2020	\$116,721	\$47,662	\$164,383	\$164,383

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.