



**Address:** [4013 E LANCASTER AVE](#)  
**City:** FORT WORTH  
**Georeference:** 44012-10-1  
**Subdivision:** TURNER SUBDIVISION BEACON HILL  
**Neighborhood Code:** Food Service General

**Latitude:** 32.7413150886  
**Longitude:** -97.2654000286  
**TAD Map:** 2072-388  
**MAPSCO:** TAR-078H



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 10 Lot 1 & 2

**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)

**State Code:** F1  
**Year Built:** 1955  
**Personal Property Account:** [13810588](#)  
**Agent:** None  
**Notice Sent Date:** 5/1/2025  
**Notice Value:** \$375,644  
**Protest Deadline Date:** 5/31/2024

**Site Number:** 80223303  
**Site Name:** VACANT  
**Site Class:** FSRest - Food Service-Full Service Restaurant  
**Parcels:** 1  
**Primary Building Name:** VACANT / 03197611  
**Primary Building Type:** Commercial  
**Gross Building Area<sup>+++</sup>:** 1,998  
**Net Leasable Area<sup>+++</sup>:** 1,998  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 17,200  
**Land Acres<sup>\*</sup>:** 0.3948  
**Pool:** N

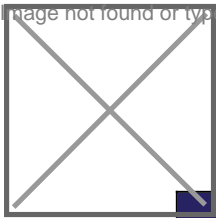
+++ Rounded.

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

**OWNER INFORMATION**

**Current Owner:**  
MAO RAY  
**Primary Owner Address:**  
352 SHEFFIELD DR  
FORT WORTH, TX 76134-3822

**Deed Date:** 5/26/2005  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D205152470](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
K C YALE ENTERPRISES	9/30/1987	00090850000319	0009085	0000319
Y & Y ENTERPRISES	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	\$242,344	\$133,300	\$375,644	\$375,644
2024	\$183,023	\$133,300	\$316,323	\$316,323
2023	\$164,061	\$133,300	\$297,361	\$297,361
2022	\$32,534	\$133,300	\$165,834	\$165,834
2021	\$1,125	\$60,375	\$61,500	\$61,500
2020	\$0	\$61,500	\$61,500	\$61,500

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.