



Address: [3907 E LANCASTER AVE](#)
City: FORT WORTH
Georeference: 44012-12-3R
Subdivision: TURNER SUBDIVISION BEACON HILL
Neighborhood Code: OFC-East Tarrant County

Latitude: 32.7413262373
Longitude: -97.267363063
TAD Map: 2066-388
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 12 Lot 3R

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)

Site Number: 80223389

Site Name: Duran Tax Services

Site Class: OFCLowRise - Office-Low Rise

Parcels: 1

Primary Building Name: HOUSE TO OFFICE / 03197786

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 1,848

Net Leasable Area⁺⁺⁺: 1,848

Percent Complete: 100%

Land Sqft^{*}: 17,700

Land Acres^{*}: 0.4063

Pool: N

State Code: F1

Year Built: 1931

Personal Property Account: N/A

Agent: ODAY HARRISON GRANT INC (00025)

Notice Sent Date: 5/1/2025

Notice Value: \$198,933

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:

DURAN MARTIN
DURAN ALICIA R

Primary Owner Address:

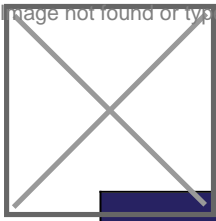
3320 VIEW ST
FORT WORTH, TX 76103-2426

Deed Date: 11/19/2010

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D210293670](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
IB PROPERTY HOLDINGS LLC	3/3/2009	D209115988	0000000	0000000
LUXOR REAL ESTATE INVESTMENT	4/5/2007	D207119115	0000000	0000000
MAHOMED ASIFALI	10/1/2004	D204314649	0000000	0000000
LUXOR REAL ESTATE INVEST CORP	8/21/1998	00133850000116	0013385	0000116
CHAU SHUI FONG	5/23/1996	00123870001795	0012387	0001795
CHAU GENE WONG	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	\$61,758	\$137,175	\$198,933	\$198,933
2024	\$38,184	\$137,176	\$175,360	\$175,360
2023	\$38,185	\$137,175	\$175,360	\$175,360
2022	\$18,665	\$137,175	\$155,840	\$155,840
2021	\$18,665	\$137,175	\$155,840	\$155,840
2020	\$18,665	\$137,175	\$155,840	\$155,840

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.