



**Address:** [2800 W LANCASTER AVE](#)  
**City:** FORT WORTH  
**Georeference:** 44480-17-11  
**Subdivision:** VAN ZANDT PARK ADDITION  
**Neighborhood Code:** OFC-West Tarrant County

**Latitude:** 32.7476757031  
**Longitude:** -97.3569670754  
**TAD Map:** 2042-392  
**MAPSCO:** TAR-076B



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** VAN ZANDT PARK ADDITION  
Block 17 Lot 11 BLK 17 LOT 11 - 13

**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)

**State Code:** F1

**Year Built:** 1944

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$1,129,800

**Protest Deadline Date:** 5/31/2024

**Site Number:** 80228380

**Site Name:** SUMMIT THRIFTY PROPERTY LLC

**Site Class:** OFCLowRise - Office-Low Rise

**Parcels:** 1

**Primary Building Name:** OFFICE-LOW RISE ST / 03253880

**Primary Building Type:** Commercial

**Gross Building Area<sup>+++</sup>:** 5,312

**Net Leasable Area<sup>+++</sup>:** 5,312

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,150

**Land Acres<sup>\*</sup>:** 0.2100

**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**  
SUMMIT THRIFTY PROPERTY LLC

**Primary Owner Address:**  
1320 S UNIVERSITY DR STE 1015  
FORT WORTH, TX 76107

**Deed Date:** 4/3/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224057385](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LOWE REALTY LLC	2/25/2014	<a href="#">D214038496</a>	0000000	0000000
VERSTRAETE VICTOR ALLEN	8/1/1995	00120340001582	0012034	0001582
VERSTRAETE V A;VERSTRAETE V J	10/16/1986	00087180001225	0008718	0001225
JACK T HOLMES & ASSOC INC	1/9/1986	00084220002104	0008422	0002104
MCKONE PETER J	9/2/1983	00076050000188	0007605	0000188
JACK T HOLMES & ASSOC INC	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	\$672,300	\$457,500	\$1,129,800	\$1,129,800
2024	\$177,656	\$457,501	\$635,157	\$635,157
2023	\$177,657	\$457,500	\$635,157	\$635,157
2022	\$177,657	\$457,500	\$635,157	\$635,157
2021	\$177,657	\$457,500	\$635,157	\$635,157
2020	\$269,157	\$366,000	\$635,157	\$635,157

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.