



Address: [4079 E LANCASTER AVE](#)
City: FORT WORTH
Georeference: 45490--B2
Subdivision: WEAVER'S SUBDIVISION
Neighborhood Code: MED-East Tarrant County General

Latitude: 32.7413874652
Longitude: -97.263859219
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: WEAVER'S SUBDIVISION Lot
B2 C D E F G H & I

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 (245)
FORT WORTH ISD (905)

Site Number: 80417302
Site Name: OCTAPHARMA PLASMA
Site Class: MEDOff - Medical-Office

Parcels: 1

State Code: F1
Year Built: 1930
Personal Property Account: [13606093](#)
Agent: None
Notice Sent Date: 5/1/2025
Notice Value: \$1,219,680
Protest Deadline Date: 5/31/2024

Primary Building Name: OCTAPHARMA PLASMA / 03321215
Primary Building Type: Commercial
Gross Building Area⁺⁺⁺: 10,080
Net Leasable Area⁺⁺⁺: 10,080
Percent Complete: 100%
Land Sqft^{*}: 33,398
Land Acres^{*}: 0.7667
Pool: N

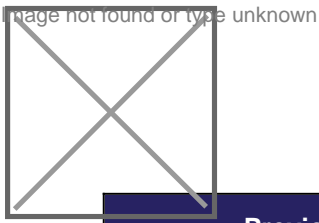
+++ Rounded.

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

OWNER INFORMATION

Current Owner:
OCTAPHARMA PLASMA INC
Primary Owner Address:
10644 WESTLAKE DR
CHARLOTTE, NC 28273

Deed Date: 6/30/2010
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D210159533](#)



| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|-------------------------------|------------|----------------|-------------|-----------|
| RRCO RENTALS LLC | 2/19/2003 | 00164170000344 | 0016417 | 0000344 |
| RNA INVESTMENT INC | 2/1/1994 | 00114490000604 | 0011449 | 0000604 |
| FDIC | 5/4/1993 | 00110590001797 | 0011059 | 0001797 |
| UNIFIED COMMERICAL REALTY LTD | 7/9/1990 | 00099840000349 | 0009984 | 0000349 |
| EAST LANCASTER & SARGENT JV | 4/12/1985 | 00081180002284 | 0008118 | 0002284 |
| RUTH MARTEL BARTON | 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 | \$985,894 | \$233,786 | \$1,219,680 | \$1,219,680 |
| 2024 | \$869,467 | \$233,786 | \$1,103,253 | \$1,103,253 |
| 2023 | \$869,467 | \$233,786 | \$1,103,253 | \$1,103,253 |
| 2022 | \$736,414 | \$233,786 | \$970,200 | \$970,200 |
| 2021 | \$626,214 | \$233,786 | \$860,000 | \$860,000 |
| 2020 | \$626,214 | \$233,786 | \$860,000 | \$860,000 |

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.