



**Address:** [2224 E LANCASTER AVE](#)  
**City:** FORT WORTH  
**Georeference:** 38550--1A  
**Subdivision:** SHOTTS, SUBDIVISION  
**Neighborhood Code:** WH-Southeast Fort Worth General

**Latitude:** 32.7445818448  
**Longitude:** -97.2948297504  
**TAD Map:** 2060-392  
**MAPSCO:** TAR-078E



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** SHOTTS, SUBDIVISION Lot 1A

**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:** 1979

**Personal Property Account:** N/A

**Agent:** AMERICAN PROPERTY SERVICES (00577)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$1,647,667

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

**Site Number:** 80866324

**Site Name:** MARSHALL GRAIN CO

**Site Class:** WHStorage - Warehouse-Storage

**Parcels:** 1

**Primary Building Name:** MARSHAL FEED / 04699963

**Primary Building Type:** Commercial

**Gross Building Area+++:** 27,090

**Net Leasable Area+++:** 27,090

**Percent Complete:** 100%

**Land Sqft\*:** 97,807

**Land Acres\*:** 2.2453

**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:**

2224 E LANCASTER PARTNERS LLC

**Primary Owner Address:**

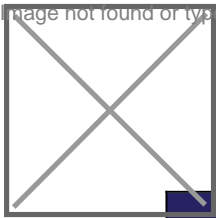
2900 WINGATE ST SUITE 100  
FORT WORTH, TX 76107

**Deed Date:** 6/30/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220155531](#)



| Previous Owners       | Date       | Instrument     | Deed Volume | Deed Page |
|-----------------------|------------|----------------|-------------|-----------|
| MARSHALL JAMES L      | 7/27/2000  | 00144480000242 | 0014448     | 0000242   |
| MARSHALL GRAIN CO 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 | \$1,516,606        | \$131,061   | \$1,647,667  | \$1,300,320                  |
| 2024 | \$952,539          | \$131,061   | \$1,083,600  | \$1,083,600                  |
| 2023 | \$868,939          | \$131,061   | \$1,000,000  | \$1,000,000                  |
| 2022 | \$817,089          | \$131,061   | \$948,150    | \$948,150                    |
| 2021 | \$757,189          | \$131,061   | \$888,250    | \$888,250                    |
| 2020 | \$628,799          | \$131,061   | \$759,860    | \$759,860                    |

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.