



Address: [2475 E LANCASTER AVE](#)

City: FORT WORTH

Georeference: 23820--9

Subdivision: LEONARD, J M SUBDIVISION

Neighborhood Code: RET-Southeast Fort Worth/Everman/Forest Hill General

Latitude: 32.7449982281

Longitude: -97.2913063245

TAD Map: 2060-392

MAPSCO: TAR-078A



Google Map or type unknown

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

PROPERTY DATA

Legal Description: LEONARD, J M SUBDIVISION
Lot 9 THRU 14

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: 80415938

Site Name: MOFLERO/PACESETTERS PERSONNEL

Site Class: RETMixOff - Mixed Retail with Office

Parcels: 4

Primary Building Name: PACESETTERS PERSONNEL/ 03066908

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 0

Net Leasable Area⁺⁺⁺: 0

Percent Complete: 100%

Land Sqft^{*}: 15,920

Land Acres^{*}: 0.3654

Pool: N

State Code: F1

Year Built: 1940

Personal Property Account: N/A

Agent: None

Notice Sent Date: 5/1/2025

Notice Value: \$119,400

Protest Deadline Date: 6/17/2024

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

SADLER JAMES MICHAEL

Primary Owner Address:

121 VARSITY CIR

ARLINGTON, TX 76013

Deed Date: 6/30/2006

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D206205489](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SCHUDER MARY K	12/1/2005	D205374215	0000000	0000000
SCHUDER PAUL	2/11/1998	00130770000466	0013077	0000466
CUSTOM CORP	11/21/1997	00129900000420	0012990	0000420
SCHUDER MARY K	4/16/1996	00123330001729	0012333	0001729
CUSTOM CORP	4/1/1996	00123140002286	0012314	0002286
SCHUDER CARL	6/22/1994	00116360001214	0011636	0001214
ANTHONY MARTHA JANE	7/29/1988	00093460001157	0009346	0001157
LENMO 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 ⁺
2025	\$0	\$119,400	\$119,400	\$119,400
2024	\$0	\$119,400	\$119,400	\$102,000
2023	\$0	\$85,000	\$85,000	\$85,000
2022	\$0	\$23,880	\$23,880	\$23,880
2021	\$0	\$23,880	\$23,880	\$23,880
2020	\$0	\$23,880	\$23,880	\$23,880

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.