

Tarrant Appraisal District

Property Information | PDF

Account Number: 05649099

Address:5100 E LANCASTER AVELatitude:32.7404830497City:FORT WORTHLongitude:-97.2447081835

Georeference: 16670-1-1A TAD Map: 2078-388
Subdivision: HAINES PLACE ADDITION MAPSCO: TAR-079F

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

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

PROPERTY DATA

Legal Description: HAINES PLACE ADDITION

Block 1 Lot 1A

Jurisdictions:

CITY OF FORT WORTH (026) TARRANT COUNTY (220)

TARRANT REGIONAL WATER DISTRICT (223) Site Number: 80474330

TARRANT COUNTY HOSPITAL (224) Site Name: TITLE MAX LOANS

TARRANT COUNTY COLLEGE (225) Site Class: RETGen - Retail-General/Specialty

CFW PID #20 - EAST LANCASTER AVENUE (6 Parcels: 1

FORT WORTH ISD (905) Primary Building Name: TITLE MAX LOANS / 05649099

State Code: F1

Year Built: 1984

Personal Property Account: 13666029

Agent: D ALAN BOWLBY & ASSOCIATES INC (Operation of the complete) 100%

Primary Building Type: Commercial Gross Building Area +++: 3,120

Net Leasable Area +++: 3,120

Net Leasable Area +++: 100%

Notice Sent Date: 5/1/2025 Land Sqft*: 17,360
Notice Value: \$453,554 Land Acres*: 0.3985

Protest Deadline Date: 6/17/2024 Pool: N

+++ Rounded.

OWNER INFORMATION

Current Owner:Deed Date: 4/6/2016LEGACY 43, LLCDeed Volume:Primary Owner Address:Deed Page:

712 S ELM ST SUITE 1111

DENTON, TX 76201

Instrument: D216072503

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



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MARTIN GARY L;MARTIN JOSHUA B;MARTIN KRISTOPHER L	10/20/2015	D215239531		
HIGGINS FAMILY HOLDINGS LLC	2/13/2015	D215047679		
WILLIAM P HIGGINS FAMILY TR	1/1/2014	D214003714	0000000	0000000
HIGGINS WILLIAM P ETAL	5/20/2003	00167480000202	0016748	0000202
HIGGINS WILLIAM P	9/4/1986	00086690002282	0008669	0002282
BOYD THOMAS	9/3/1986	00086690002279	0008669	0002279
TERRA VENTURE	9/2/1986	00086690002276	0008669	0002276
PARSON GEORGE M	12/4/1985	00080250001339	0008025	0001339
WADLEY WARREN DUANE	12/6/1984	00080250001327	0008025	0001327
MOBILE FOUNDATION INC	4/12/1984	00077970001207	0007797	0001207
MOBIL OIL CORP	1/1/1901	00000000000000	0000000	0000000

VALUES

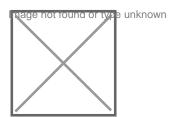
This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$399,391	\$54,163	\$453,554	\$453,554
2024	\$352,837	\$54,163	\$407,000	\$407,000
2023	\$313,037	\$54,163	\$367,200	\$367,200
2022	\$282,454	\$54,163	\$336,617	\$336,617
2021	\$256,776	\$54,163	\$310,939	\$310,939
2020	\$243,315	\$54,163	\$297,478	\$297,478

Pending indicates that the property record has not yet been completed for the indicated tax year.

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⁺ 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.

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