



Address: [5100 E LANCASTER AVE](#)

City: FORT WORTH

Georeference: 16670-1-1A

Subdivision: HAINES PLACE ADDITION

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

Latitude: 32.7404830497

Longitude: -97.2447081835

TAD Map: 2078-388

MAPSCO: TAR-079F



Google Map or type unknown

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)

TARRANT COUNTY HOSPITAL (224)

TARRANT COUNTY COLLEGE (225)

CFW PID #20 - EAST LANCASTER AVENUE (649)

FORT WORTH ISD (905)

State Code: F1

Year Built: 1984

Personal Property Account: [13666029](#)

Agent: D ALAN BOWLBY & ASSOCIATES INC (00186)

Notice Sent Date: 5/1/2025

Notice Value: \$453,554

Protest Deadline Date: 6/17/2024

Site Number: 80474330

Site Name: TITLE MAX LOANS

Site Class: RETGen - Retail-General/Specialty

Parcels: 1

Primary Building Name: TITLE MAX LOANS / 05649099

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 3,120

Net Leasable Area⁺⁺⁺: 3,120

Percent Complete: 100%

Land Sqft^{*}: 17,360

Land Acres^{*}: 0.3985

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:

LEGACY 43, LLC

Primary Owner Address:

712 S ELM ST SUITE 1111

DENTON, TX 76201

Deed Date: 4/6/2016

Deed Volume:

Deed Page:

Instrument: [D216072503](#)

| 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. [Tarrant County Tax Office Account Information](#).

| 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.

+ 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.