



**Address:** [2600 E LANCASTER AVE](#)  
**City:** FORT WORTH  
**Georeference:** 45530-2-2  
**Subdivision:** WEBB ADDITION (FT WORTH)  
**Neighborhood Code:** Service Station General

**Latitude:** 32.7433997628  
**Longitude:** -97.2897346746  
**TAD Map:** 2060-388  
**MAPSCO:** TAR-078E



Google Map or type unknown

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

**PROPERTY DATA**

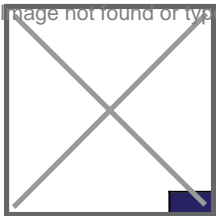
**Legal Description:** WEBB ADDITION (FT WORTH)  
Block 2 Lot 2 & 3

<b>Jurisdictions:</b>	<b>Site Number:</b> 80361412
CITY OF FORT WORTH (026)	<b>Site Name:</b> 7-ELEVEN
TARRANT COUNTY (220)	<b>Site Class:</b> SSConvStore - Svc Station-Convenience Store with Fuel
TARRANT REGIONAL WATER DISTRICT (223)	<b>Parcels:</b> 2
TARRANT COUNTY HOSPITAL (224)	<b>Primary Building Name:</b> 7-ELEVEN / 04343921
TARRANT COUNTY COLLEGE (225)	<b>Primary Building Type:</b> Commercial
FORT WORTH ISD (905)	<b>Gross Building Area<sup>+++</sup>:</b> 0
<b>State Code:</b> F1	<b>Net Leasable Area<sup>+++</sup>:</b> 0
<b>Year Built:</b> 1981	<b>Percent Complete:</b> 100%
<b>Personal Property Account:</b> N/A	<b>Land Sqft<sup>*</sup>:</b> 1,292
<b>Agent:</b> RYAN LLC (00320)	<b>Land Acres<sup>*</sup>:</b> 0.0296
<b>Notice Sent Date:</b> 4/15/2025	<b>Pool:</b> N
<b>Notice Value:</b> \$11,762	
<b>Protest Deadline Date:</b> 5/31/2024	

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

**OWNER INFORMATION**

<b>Current Owner:</b>	<b>Deed Date:</b> 10/1/2013
SEJ ASSET MANAGEMENT & INVESTMENT COMPANY	<b>Deed Volume:</b>
<b>Primary Owner Address:</b>	<b>Deed Page:</b>
3200 HACKBERRY RD	<b>Instrument:</b> <a href="#">D219030305 CWD</a>
IRVING, TX 75063	



Previous Owners	Date	Instrument	Deed Volume	Deed Page
7-ELEVEN INC #12475	4/30/1999	000000000000000	0000000	0000000
SOUTHLAND CORP #12475	10/3/1986	00088050000771	0008805	0000771

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	\$2,072	\$9,690	\$11,762	\$11,762
2024	\$2,160	\$9,690	\$11,850	\$11,850
2023	\$1,000	\$9,690	\$10,690	\$10,690
2022	\$2,160	\$3,876	\$6,036	\$6,036
2021	\$1,380	\$3,876	\$5,256	\$5,256
2020	\$1,451	\$3,876	\$5,327	\$5,327

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.