



Address: [6813 E LANCASTER AVE](#)
City: FORT WORTH
Georeference: 20970-14-10R1
Subdivision: HYDE-JENNINGS SUBDIVISION
Neighborhood Code: Auto Sales General

Latitude: 32.7318939649
Longitude: -97.2146080603
TAD Map: 2084-384
MAPSCO: TAR-080J



Google Map or type unknown

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

PROPERTY DATA

Legal Description: HYDE-JENNINGS SUBDIVISION
Block 14 Lot 10R1

Jurisdictions:

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- FORT WORTH ISD (905)

State Code: F1

Year Built: 1987

Personal Property Account: [14667458](#)

Agent: None

Notice Sent Date: 5/1/2025

Notice Value: \$274,525

Protest Deadline Date: 5/31/2024

Site Number: 80549004
Site Name: 6813 E LANCASTER
Site Class: ASLtd - Auto Sales-Limited Service Dealership
Parcels: 1
Primary Building Name: 6813 E LANCASTER / 06195172
Primary Building Type: Commercial
Gross Building Area⁺⁺⁺: 1,276
Net Leasable Area⁺⁺⁺: 1,276
Percent Complete: 100%
Land Sqft^{*}: 20,517
Land Acres^{*}: 0.4710
Pool: N

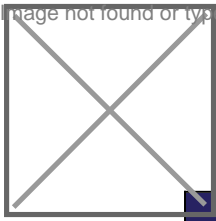
+++ Rounded.

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

OWNER INFORMATION

Current Owner:
LUCAS RANDALL W
Primary Owner Address:
6441 DEVONSHIRE DR
NORTH RICHLAND HILLS, TX 76180

Deed Date: 10/6/2021
Deed Volume:
Deed Page:
Instrument: [D221292288](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
LUCAS CHILDREN TRUST	8/8/1994	00117640000901	0011764	0000901
LUCAS R W	1/1/1987	000000000000000	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	\$223,233	\$51,292	\$274,525	\$274,525
2024	\$202,393	\$51,292	\$253,685	\$253,685
2023	\$202,393	\$51,292	\$253,685	\$253,685
2022	\$165,666	\$41,034	\$206,700	\$206,700
2021	\$165,666	\$41,034	\$206,700	\$206,700
2020	\$165,666	\$41,034	\$206,700	\$206,700

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.