



Address: [2405 E LANCASTER AVE](#)
City: FORT WORTH
Georeference: 41120-37-17B
Subdivision: SYCAMORE HEIGHTS
Neighborhood Code: OFC-East Tarrant County

Latitude: 32.7455329715
Longitude: -97.2927111313
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: SYCAMORE HEIGHTS Block 37
Lot 17B 18 & 18A1

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 (040)
FORT WORTH ISD (905)

State Code: F1
Year Built: 1923
Personal Property Account: N/A
Agent: None
Notice Sent Date: 5/1/2025
Notice Value: \$54,288
Protest Deadline Date: 5/31/2024

Site Number: 80563619
Site Name: 2405 E LANCASTER AVE
Site Class: InterimUseComm - Interim Use-Commercial
Parcels: 1
Primary Building Name: 2405 E LANCASTER AVE / 06294073
Primary Building Type: Commercial
Gross Building Area⁺⁺⁺: 624
Net Leasable Area⁺⁺⁺: 624
Percent Complete: 100%
Land Sqft^{*}: 7,105
Land Acres^{*}: 0.1631
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:
SKKKY INC
Primary Owner Address:
7017 WOODED ACRES TRL
MANSFIELD, TX 76063

Deed Date: 7/14/2006
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D206226096](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ALKHAZASCHVILLY IVAN	9/3/1997	00129050000601	0012905	0000601
ACE PLANING MILL INC	9/9/1996	00125840002006	0012584	0002006
ALVARADO MESHACH	11/1/1995	00121580001697	0012158	0001697
ACE PLANNING MILL INC	1/1/1988	00086000001102	0008600	0001102

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	\$1,000	\$53,288	\$54,288	\$54,288
2024	\$1,000	\$53,288	\$54,288	\$54,288
2023	\$1,000	\$53,288	\$54,288	\$54,288
2022	\$35,390	\$14,210	\$49,600	\$49,600
2021	\$35,390	\$14,210	\$49,600	\$49,600
2020	\$34,169	\$15,431	\$49,600	\$49,600

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.