



Address: [3311 E LANCASTER AVE](#)
City: FORT WORTH
Georeference: 41280-4-7
Subdivision: TANDYLAND ADDITION
Neighborhood Code: Mixed Use General

Latitude: 32.740240871
Longitude: -97.2775744245
TAD Map: 2066-388
MAPSCO: TAR-078G



Google Map or type unknown

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

PROPERTY DATA

Legal Description: TANDYLAND ADDITION Block 4
Lot 7 & 8B

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 (640)
FORT WORTH ISD (905)

Site Number: 80579698
Site Name: PAISANOS AUTO SALES/ PAWPAWS CONVENIENCE STORE
Site Class: MixedComm - Mixed Use-Commercial
Parcels: 1

Primary Building Name: PAISANOS AUTO / 06419992
Primary Building Type: Commercial

State Code: F1
Year Built: 1960
Gross Building Area+++: 3,998
Personal Property Account: Multi
Net Leasable Area+++: 3,998
Agent: JUAN B RUIZ (X0991)
Percent Complete: 100%
Notice Sent Date: 5/1/2025
Land Sqft*: 18,092
Notice Value: \$279,860
Land Acres*: 0.4153
Protest Deadline Date: 5/31/2024
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:
RUIZ JUAN
Primary Owner Address:
5520 VAN NATTA LN
FORT WORTH, TX 76112-6439

Deed Date: 12/23/2009
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D209336139](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
SAADAT HISHAM	5/1/1990	00099140000270	0009914	0000270

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	\$153,668	\$126,192	\$279,860	\$268,666
2024	\$124,382	\$99,506	\$223,888	\$223,888
2023	\$124,382	\$99,506	\$223,888	\$223,888
2022	\$118,588	\$99,506	\$218,094	\$218,094
2021	\$85,509	\$62,417	\$147,926	\$147,926
2020	\$85,509	\$62,417	\$147,926	\$147,926

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.