



Address: [4707 E LANCASTER AVE](#)

City: FORT WORTH

Georeference: 13430--B1

Subdivision: FAIR EAST ADDITION

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

Latitude: 32.7418826807

Longitude: -97.2524554383

TAD Map: 2072-388

MAPSCO: TAR-079E



Google Map or type unknown

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

PROPERTY DATA

Legal Description: FAIR EAST ADDITION Lot B1

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)

Site Number: 80647901

Site Name: LANCASTER EAST SHOPPING CENTER

Site Class: RETNBHD - Retail-Neighborhood Shopping Center

Parcels: 2

Primary Building Name: LANCASTER EAST / 06616682

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 100,900

Net Leasable Area⁺⁺⁺: 105,382

Percent Complete: 100%

Land Sqft^{*}: 264,813

Land Acres^{*}: 6.0792

Pool: N

State Code: F1

Year Built: 1953

Personal Property Account: Multi

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$3,448,099

Protest Deadline Date: 8/19/2024

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

4D COMPUTER DISCOUNT INC

4D REAL PROPERTIES INVESTMENTS LLC

Primary Owner Address:

2500 LUDELLE ST

FORT WORTH, TX 76105

Deed Date: 6/22/2021

Deed Volume:

Deed Page:

Instrument: [D221181063](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BRIARWOOD LANCASTER LP	11/21/1997	00129910000888	0012991	0000888
TABANI GROUP INC	11/7/1996	00125760001721	0012576	0001721
TABANI TAHIRA;TABANI ZAFFAR	9/18/1993	00111980002353	0011198	0002353
TABANI TAHIRA;TABANI ZAFFAR	8/18/1993	00111980002353	0011198	0002353

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	\$2,891,992	\$556,107	\$3,448,099	\$3,176,640
2024	\$2,397,893	\$556,107	\$2,954,000	\$2,647,200
2023	\$1,649,893	\$556,107	\$2,206,000	\$2,206,000
2022	\$1,443,083	\$556,107	\$1,999,190	\$1,999,190
2021	\$1,761,196	\$278,054	\$2,039,250	\$2,039,250
2020	\$1,865,371	\$278,054	\$2,143,425	\$2,143,425

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.