



Address: [2528 E LANCASTER AVE](#)

City: FORT WORTH

Georeference: 45565-1-8A

Subdivision: WEBB ADDITION

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

Latitude: 32.7436735554

Longitude: -97.2901851235

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 Block 1 Lot 8A

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: 80882195

Site Name: SEJ ASSET MGT & INVESTMENT CO

Site Class: LandVacComNomImp - Commercial Land with Nominal Imp Value

Parcels: 1

State Code: C2C

Year Built: 0

Personal Property Account: N/A

Agent: RYAN LLC (00320)

Notice Sent Date: 4/15/2025

Notice Value: \$125,800

Protest Deadline Date:

5/31/2024

Primary Building Name:

Primary Building Type:

Gross Building Area+++ : 0

Net Leasable Area+++ : 0

Percent Complete: 0%

Land Sqft* : 16,640

Land Acres* : 0.3820

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:

SEJ ASSET MGT & INVESTMENT CO

Primary Owner Address:

1772 ROUTH ST STE 1000

DALLAS, TX 75201-2514

Deed Date: 10/1/2013

Deed Volume: 00000000

Deed Page: 00000000

Instrument: [D213257405](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|----------------------|-----------|-----------------|-------------|-----------|
| 7-ELEVEN INC #12475 | 4/30/1999 | 000000000000000 | 0000000 | 0000000 |
| SOUTHLAND CORP 12475 | 4/19/1999 | 00137710000390 | 0013771 | 0000390 |
| ROBINSON BARNEY J | 1/1/1998 | 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 | \$1,000 | \$124,800 | \$125,800 | \$125,800 |
| 2024 | \$1,000 | \$124,800 | \$125,800 | \$125,800 |
| 2023 | \$1,000 | \$124,800 | \$125,800 | \$125,800 |
| 2022 | \$9,384 | \$16,640 | \$26,024 | \$26,024 |
| 2021 | \$9,384 | \$16,640 | \$26,024 | \$26,024 |
| 2020 | \$11,968 | \$16,640 | \$28,608 | \$28,608 |

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.