



Address: [6220 E LANCASTER AVE](#)
City: FORT WORTH
Georeference: 17038-1-2
Subdivision: HANDLEY ADDITION
Neighborhood Code: Food Service General

Latitude: 32.7333258508
Longitude: -97.22251399
TAD Map: 2084-388
MAPSCO: TAR-080J



Google Map or type unknown

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

PROPERTY DATA

Legal Description: HANDLEY ADDITION Block 1
Lot 2

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)

Site Number: 80778925
Site Name: DIXIE HOUSE CAFE
Site Class: FSRest - Food Service-Full Service Restaurant
Parcels: 2
Primary Building Name: DIXIE HOUSE CAFE / 07633262
Primary Building Type: Commercial
Gross Building Area⁺⁺⁺: 5,332
Net Leasable Area⁺⁺⁺: 5,332
Percent Complete: 100%
Land Sqft^{*}: 24,098
Land Acres^{*}: 0.5532
Pool: N

State Code: F1

Year Built: 1967

Personal Property Account: [11402008](#)

Agent: LARRY HOFFMAN (06579)

Notice Sent Date: 5/1/2025

Notice Value: \$779,690

Protest Deadline Date: 5/31/2024

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

WAFAYEE ABDUL KHAUL

Primary Owner Address:

8500 EDERVILLE RD
FORT WORTH, TX 76120-5140

Deed Date: 1/1/2000

Deed Volume: 0000000

Deed Page: 0000000

Instrument: 000000000000000

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	\$638,285	\$60,245	\$698,530	\$698,530
2024	\$623,157	\$60,245	\$683,402	\$683,402
2023	\$526,275	\$60,245	\$586,520	\$586,520
2022	\$599,715	\$60,245	\$659,960	\$659,960
2021	\$521,903	\$60,245	\$582,148	\$582,148
2020	\$446,295	\$60,245	\$506,540	\$506,540

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.