



**Latitude:** 32.7421135473

**Longitude:** -97.2627814967

**TAD Map:** 2072-388

**MAPSCO:** TAR-078H



**Address:** [4109 E LANCASTER AVE](#)

**City:** FORT WORTH

**Georeference:** 47995-X-B

Google Map or type unknown

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

## PROPERTY DATA

### Legal Description:

#### 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)

**State Code:** L1

**NAICS:** Fitness and Recreational Sports Centers

**Real Estate Account:** 03680002

**Personal Property Account:** N/A

**Agent:** BUSINESS PROPERTY TAX GROUP (00684)

**Rendition Deadline Date:** 4/15/2025

**Rendition Extension Date:** 5/15/2025

## OWNER INFORMATION

### Current Owner:

EXCEL FITNESS DFW III LLC

### Primary Owner Address:

1901 W BRAKER LN STE 400  
AUSTIN, TX 78758

**Deed Date:** 1/1/2014

**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	\$0	\$0	\$0	\$0
2024	\$0	\$0	\$359,772	\$359,772
2023	\$0	\$0	\$317,350	\$317,350
2022	\$0	\$0	\$390,253	\$390,253
2021	\$0	\$0	\$264,409	\$264,409
2020	\$0	\$0	\$278,138	\$278,138

Pending indicates that the property record has not yet been completed for the indicated tax year.

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.