



Address: [4402 E LANCASTER AVE](#)
City: FORT WORTH
Georeference: 23910--2A1
Subdivision: LEWIS, HATTIE M SUBDIVISION
Neighborhood Code: RET-Southeast Fort Worth/Everman/Forest Hill General

Latitude: 32.7403284496
Longitude: -97.2576074001
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: LEWIS, HATTIE M
SUBDIVISION Lot 2A1

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)

State Code: C1C
Year Built: 0
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$540
Protest Deadline Date: 5/31/2024

Site Number: 80869754
Site Name: 4400 LANCASTER AVE
Site Class: LandVacantComm - Vacant Land -Commercial
Parcels: 1
Primary Building Name:
Primary Building Type:
Gross Building Area⁺⁺⁺: 0
Net Leasable Area⁺⁺⁺: 0
Percent Complete: 0%
Land Sqft^{*}: 360
Land Acres^{*}: 0.0082
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:
HA NGHIA TRONG
Primary Owner Address:
308 BURBERRY DR
GRAND PRAIRIE, TX 75052

Deed Date: 5/29/2024
Deed Volume:
Deed Page:
Instrument: [D224093559](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
QUALCO CORP	6/1/2006	D206255803	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	\$0	\$540	\$540	\$540
2024	\$0	\$540	\$540	\$540
2023	\$0	\$540	\$540	\$540
2022	\$0	\$540	\$540	\$540
2021	\$0	\$540	\$540	\$540
2020	\$0	\$540	\$540	\$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.