



Address: [1212 E LANCASTER AVE](#)
City: FORT WORTH
Georeference: 41605-88-5R2
Subdivision: TEXAS & PACIFIC RAILWAY ADDN
Neighborhood Code: OFC-East Tarrant County

Latitude: 32.7458345444
Longitude: -97.3166438567
TAD Map: 2054-392
MAPSCO: TAR-077B



Google Map or type unknown

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

PROPERTY DATA

Legal Description: TEXAS & PACIFIC RAILWAY
ADDN Block 88 Lot 5R2

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: F1

Year Built: 1920

Personal Property Account: Multi

Agent: AMERICAN PROPERTY SERVICES (0577)

Protest Deadline Date: 6/17/2024

Site Number: 80876170

Site Name: PARKER BROWNE BLDG

Site Class: OFCLowRise - Office-Low Rise

Parcels: 1

Primary Building Name: Parker Browne Building / 41491149

Primary Building Type: Commercial

Gross Building Area+++ : 23,900

Net Leasable Area+++ : 21,153

Percent Complete: 100%

Land Sqft * : 16,200

Land Acres * : 0.3719

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:

1212 EAST LANCASTER LLC

Primary Owner Address:

1004 MERIDEN LN
AUSTIN, TX 78703

Deed Date: 5/2/2022

Deed Volume:

Deed Page:

Instrument: [D222113821](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PRECISION PROJECTS INTERNATIONAL	2/14/2014	D214030314	0000000	0000000
PAULOS PROPERTIES LLC	1/1/2009	0000000000000000	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	\$0	\$0	\$0
2024	\$2,945,086	\$40,500	\$2,985,586	\$2,985,586
2023	\$2,939,045	\$40,500	\$2,979,545	\$2,979,545
2022	\$3,360,030	\$40,500	\$3,400,530	\$3,400,530
2021	\$477,000	\$40,500	\$517,500	\$517,500
2020	\$477,000	\$40,500	\$517,500	\$517,500

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.