



LOCATION

Address: [5400 E LANCASTER AVE](#)
City: FORT WORTH
Georeference: 16670-5-1R
Subdivision: HAINES PLACE ADDITION
Neighborhood Code: OFC-East Tarrant County

Latitude: 32.7390406201
Longitude: -97.2385723143
TAD Map: 2078-388
MAPSCO: TAR-079G



Google Map or type unknown

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

PROPERTY DATA

Legal Description: HAINES PLACE ADDITION
Block 5 Lot 1R & 2R

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: 80094791

Site Name: TEXAS CAR TITLE

Site Class: OFCLowRise - Office-Low Rise

Receives:

Primary Building Name: TEXAS CAR TITLE AND PAYDAY LOANS / 01143565

State Code: F1

Primary Building Type: Commercial

Year Built: 1982

Gross Building Area+++ : 2,133

Personal Property Account: [12007919](#)

Net Leasable Area+++ : 2,133

Agent: None

Percent Complete: 100%

Protest Deadline Date:
5/15/2025

Land Sqft* : 30,000

Land Acres* : 0.6887

+++ Rounded.

Pool: N

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

OWNER INFORMATION

Current Owner:
COMPASSIONATE SERVICE CHARITIES INC
Primary Owner Address:
1401 3RD AVE
COLUMBUS, GA 31901

Deed Date: 4/18/2024
Deed Volume:
Deed Page:
Instrument: [D224070629](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TEN TALENTS MINISTRY INTEGRATED AUXILIARY CHAPTER OF THE IAL BENEFICIARY	9/19/2001	D203185301		
CORPORATE SERVICES INC	4/9/1998	D198077995	0	0
SHONEY'S REAL ESTATE INC	7/21/1993	00112350001436	0011235	0001436
SHONEY'S INC	12/31/1900	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	\$0	\$0	\$0	\$0
2024	\$242,986	\$60,000	\$302,986	\$302,986
2023	\$242,986	\$60,000	\$302,986	\$302,986
2022	\$221,545	\$60,000	\$281,545	\$281,545
2021	\$221,545	\$60,000	\$281,545	\$281,545
2020	\$221,545	\$60,000	\$281,545	\$281,545

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.