

LOCATION

Address: [6523 E LANCASTER AVE](#)
City: FORT WORTH
Georeference: 17040-2-1-31
Subdivision: HANDLEY, ORIGINAL TOWN
Neighborhood Code: RET-Northeast Fort Worth General

Latitude: 32.7327860004
Longitude: -97.2184094028
TAD Map: 2084-384
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, ORIGINAL TOWN
Block 2 S72'1-S72'E21 3/4'2

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: 80096174
Site Name: BARBERSHOP / PHOTOGRAPHY / DJ
Site Class: RETNBHD - Retail-Neighborhood Shopping Center

State Code: F1

Year Built: 1932

Personal Property Account: Multi

Agent: None

Protest Deadline Date: 5/15/2025

Parcels: 1

Primary Building Name: 6523 E Lancaster Ave / 01170449

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 3,220

Net Leasable Area⁺⁺⁺: 3,220

Percent Complete: 100%

Land Sqft^{*}: 3,312

Land Acres^{*}: 0.0760

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:

WJCM CAPITAL LLC

Primary Owner Address:

1215 HACKWORTH ST
ROANOKE, TX 76262

Deed Date: 5/18/2021

Deed Volume:

Deed Page:

Instrument: [D221146281](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|---|------------|----------------------------|-------------|-----------|
| LUCK CODY;LUCK HEIDI L;LUCK SHARON R;LUCK WILLIAM | 11/25/2019 | D219273026 | | |
| DOROTHY LUCK CREDIT TRUST;LUCK SHARON R | 11/16/2013 | D214000601 | | |
| LUCK SHARON R | 11/15/2013 | D214000601 | 0000000 | 0000000 |
| LUCK D LUCK CRED TRUST;LUCK WM J | 12/10/1996 | 00126100000593 | 0012610 | 0000593 |
| LUCK L L;LUCK WILLIAM J | 12/31/1900 | 00000000000000 | 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 | \$266,720 | \$8,280 | \$275,000 | \$275,000 |
| 2023 | \$266,720 | \$8,280 | \$275,000 | \$275,000 |
| 2022 | \$266,720 | \$8,280 | \$275,000 | \$275,000 |
| 2021 | \$283,333 | \$8,280 | \$291,613 | \$291,613 |
| 2020 | \$283,333 | \$8,280 | \$291,613 | \$291,613 |

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.