

## LOCATION

**Address:** [5601 E LANCASTER AVE](#)

**City:** FORT WORTH

**Georeference:** 17750-1-9A

**Subdivision:** HENSLEE, JOE ADDITION

**Neighborhood Code:** RET-Southeast Fort Worth/Everman/Forest Hill General

**Latitude:** 32.7388607886

**Longitude:** -97.2338911091

**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:** HENSLEE, JOE ADDITION Block  
1 Lot 9A

**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:** 80495265

**Site Name:** LANCASTER HALL

**Site Class:** RETNBHD - Retail-Neighborhood Shopping Center

**Parcels:** 1

**Primary Building Name:** LANCASTER HALL/ SALON / 05755581

**State Code:** F1

**Primary Building Type:** Commercial

**Year Built:** 1962

**Gross Building Area<sup>+++</sup>:** 34,944

**Personal Property Account:** Multi

**Net Leasable Area<sup>+++</sup>:** 34,944

**Agent:** None

**Percent Complete:** 100%

**Protest Deadline Date:** 5/15/2025

**Land Sqft<sup>\*</sup>:** 104,025

<sup>+++</sup> Rounded.

**Land Acres<sup>\*</sup>:** 2.3880

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

**Pool:** N

## OWNER INFORMATION

**Current Owner:**

LANCASTER CENTER LLC

**Deed Date:** 12/28/2009

**Deed Volume:** 0000000

**Primary Owner Address:**

3100 W ARKANSAS LN STE 103  
ARLINGTON, TX 76016-5871

**Deed Page:** 0000000

**Instrument:** [D210000826](#)

| Previous Owners               | Date      | Instrument     | Deed Volume | Deed Page |
|-------------------------------|-----------|----------------|-------------|-----------|
| EAST TARRANT PROPERTIES INC   | 12/3/2002 | 00161820000047 | 0016182     | 0000047   |
| ALLEN NEAL NEAL & NEAL PRTNSH | 2/12/1985 | 00080890001201 | 0008089     | 0001201   |
| ALLEN & NEAL INC              | 1/1/1985  | 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 <sup>+</sup> |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$0                | \$0         | \$0          | \$0                          |
| 2024 | \$1,140,566        | \$140,434   | \$1,281,000  | \$1,281,000                  |
| 2023 | \$959,566          | \$140,434   | \$1,100,000  | \$1,100,000                  |
| 2022 | \$709,566          | \$140,434   | \$850,000    | \$850,000                    |
| 2021 | \$709,566          | \$140,434   | \$850,000    | \$850,000                    |
| 2020 | \$735,551          | \$140,434   | \$875,985    | \$875,985                    |

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.