



Address: [9423 LECHNER RD](#)
City: WESTLAKE
Georeference: 540-2
Subdivision: AMBROSE EAGLE NEST
Neighborhood Code: 2N400A

Latitude: 32.8945974217
Longitude: -97.4717492764
TAD Map: 2006-444
MAPSCO: TAR-031E



Google Map or type unknown

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

PROPERTY DATA

Legal Description: AMBROSE EAGLE NEST Block
2 Lot & PART OF COMMON AREA

Jurisdictions:

TARRANT COUNTY (220)
EMERGENCY SVCS DIST #1 (222)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
EAGLE MTN-SAGINAW ISD (918)

State Code: A

Year Built: 1967

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$419,601

Protest Deadline Date: 5/24/2024

Site Number: 00035955

Site Name: AMBROSE EAGLE NEST-2-40

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,078

Percent Complete: 100%

Land Sqft^{*}: 16,247

Land Acres^{*}: 0.3730

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

TEMPLETON JOHN DAVID
TEMPLETON LINDA

Primary Owner Address:

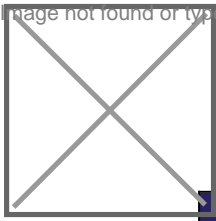
9423 LECHNER RD
FORT WORTH, TX 76179-4055

Deed Date: 3/21/1996

Deed Volume: 0012303

Deed Page: 0001170

Instrument: 00123030001170



Previous Owners	Date	Instrument	Deed Volume	Deed Page
WHEELER MARION E	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	\$400,951	\$18,650	\$419,601	\$415,700
2024	\$400,951	\$18,650	\$419,601	\$377,909
2023	\$426,011	\$14,920	\$440,931	\$343,554
2022	\$330,649	\$14,920	\$345,569	\$312,322
2021	\$273,906	\$14,920	\$288,826	\$283,929
2020	\$298,669	\$14,920	\$313,589	\$258,117

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

- HOMESTEAD GENERAL 11.13(b)

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.