



**Address:** [9447 LECHNER RD](#)  
**City:** TARRANT COUNTY  
**Georeference:** 540-4-B1  
**Subdivision:** AMBROSE EAGLE NEST  
**Neighborhood Code:** 2N400A

**Latitude:** 32.8949990979  
**Longitude:** -97.4715345924  
**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  
4 Lot B1 B1B C1 & C1B & 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:** 1955

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$340,000

**Protest Deadline Date:** 8/16/2024

**Site Number:** 00036013  
**Site Name:** AMBROSE EAGLE NEST-4-B1-20  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,898  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,926  
**Land Acres<sup>\*</sup>:** 0.1590  
**Pool:** Y

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

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

## OWNER INFORMATION

**Current Owner:**

RAMSEY FAMILY LIVING TRUST

**Primary Owner Address:**

9447 LECHNER RD  
FORT WORTH, TX 76179

**Deed Date:** 9/8/2015

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220120026](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
RAMSEY DAVID O	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 <sup>+</sup>
2025	\$332,050	\$7,950	\$340,000	\$340,000
2024	\$332,050	\$7,950	\$340,000	\$336,667
2023	\$443,500	\$6,360	\$449,860	\$306,061
2022	\$333,752	\$6,360	\$340,112	\$278,237
2021	\$307,408	\$6,360	\$313,768	\$252,943
2020	\$307,406	\$6,360	\$313,766	\$229,948

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.