



Address: [9421 LECHNER RD](#)
City: TARRANT COUNTY
Georeference: 540-9
Subdivision: AMBROSE EAGLE NEST
Neighborhood Code: 2A200E

Latitude: 32.894085534
Longitude: -97.471751896
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
9

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: 1980

Personal Property Account: N/A

Agent: LAW OFFICE OF TIFFANY HAMIL (05943)

Protest Deadline Date: 5/24/2024

Site Number: 00036285

Site Name: AMBROSE EAGLE NEST-9

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,104

Percent Complete: 100%

Land Sqft^{*}: 14,946

Land Acres^{*}: 0.3431

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:

CREDIT TRUST

Primary Owner Address:

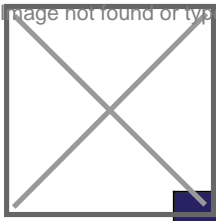
9421 LECHNER RD
FORT WORTH, TX 76179

Deed Date: 6/1/2023

Deed Volume:

Deed Page:

Instrument: [D223113983](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
TALLEY MARCIA J	6/20/2017	D217142830		
TALLEY FRANK P EST JR	9/7/1984	00079430002263	0007943	0002263
BLAKEMAN ROBT 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	\$222,398	\$317,602	\$540,000	\$540,000
2024	\$222,398	\$317,602	\$540,000	\$540,000
2023	\$275,398	\$317,602	\$593,000	\$593,000
2022	\$17,750	\$531,250	\$549,000	\$549,000
2021	\$17,750	\$531,250	\$549,000	\$549,000
2020	\$59,000	\$425,000	\$484,000	\$484,000

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.