



**Address:** [9403 LECHNER RD](#)  
**City:** TARRANT COUNTY  
**Georeference:** 540--3B1  
**Subdivision:** AMBROSE EAGLE NEST  
**Neighborhood Code:** 2A200E

**Latitude:** 32.892805724  
**Longitude:** -97.4720075937  
**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 Lot  
3B1 & 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:** 1998  
**Personal Property Account:** N/A  
**Agent:** SOUTHLAND PROPERTY TAX CONSULTANTS INC (000344)  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 04601793  
**Site Name:** AMBROSE EAGLE NEST-3B1-40  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size+++:** 5,504  
**Percent Complete:** 100%  
**Land Sqft\*:** 48,286  
**Land Acres\*:** 1.1084

+++ Rounded.

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

**OWNER INFORMATION**

**Current Owner:**  
VAN WYK WILLIAM J  
VAN WYK CHRIS  
**Primary Owner Address:**  
803 W TERRELL AVE  
FORT WORTH, TX 76104-3155

**Deed Date:** 7/31/1997  
**Deed Volume:** 0012859  
**Deed Page:** 0000324  
**Instrument:** 00128590000324

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LANCASTER B L;LANCASTER BARBARA	12/31/1900	00000000000000	0000000	0000000



## VALUES

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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	\$986,495	\$646,330	\$1,632,825	\$1,632,825
2024	\$1,289,470	\$646,330	\$1,935,800	\$1,935,800
2023	\$1,233,670	\$646,330	\$1,880,000	\$1,880,000
2022	\$1,021,885	\$682,007	\$1,703,892	\$1,703,892
2021	\$278,662	\$682,007	\$960,669	\$960,669
2020	\$278,662	\$682,007	\$960,669	\$960,669

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

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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.