



**Address:** [9433 LECHNER RD](#)  
**City:** TARRANT COUNTY  
**Georeference:** 540-1  
**Subdivision:** AMBROSE EAGLE NEST  
**Neighborhood Code:** 2A200E

**Latitude:** 32.8943936438  
**Longitude:** -97.4707985441  
**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  
1 Lot A & BLK 3 LOT A .38 AC

**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:** 1945

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/24/2024

**Site Number:** 04740971

**Site Name:** AMBROSE EAGLE NEST-1-20

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,226

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 17,566

**Land Acres<sup>\*</sup>:** 0.4032

**Pool:** N

<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:**

WADE FAMILY TRUST

**Primary Owner Address:**

1357 BASSETT HOUND DR  
HASLET, TX 76052

**Deed Date:** 10/5/2015

**Deed Volume:**

**Deed Page:**

**Instrument:** [D215248141](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WADE DAVID E;WADE VALERIE JEAN	9/13/2004	<a href="#">D205044278</a>	0000000	0000000
WADE VALERIE JEAN	12/15/1987	00091460002028	0009146	0002028
PRINE JOHN W	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	\$63,467	\$373,278	\$436,745	\$436,745
2024	\$63,467	\$373,278	\$436,745	\$436,745
2023	\$63,467	\$373,278	\$436,745	\$436,745
2022	\$42,056	\$531,250	\$573,306	\$573,306
2021	\$9,176	\$531,250	\$540,426	\$540,426
2020	\$0	\$465,996	\$465,996	\$465,996

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.