



**Address:** [9501 LECHNER RD](#)  
**City:** TARRANT COUNTY  
**Georeference:** A 154-1A  
**Subdivision:** BAILEY, THOMAS T SURVEY  
**Neighborhood Code:** 2A200E

**Latitude:** 32.8954527695  
**Longitude:** -97.4696817432  
**TAD Map:** 2006-444  
**MAPSCO:** TAR-031F



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** BAILEY, THOMAS T SURVEY  
Abstract 154 Tract 1A & 1K & ABST 1188 TR 2B  
5.849 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:** 1965

**Personal Property Account:** N/A

**Agent:** SOUTHLAND PROPERTY TAX CONSULTANTS INC (00344)

**Protest Deadline Date:** 5/15/2025

**Site Number:** 05312469

**Site Name:** BAILEY, THOMAS T SURVEY-1A-20

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 6,931

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 254,782

**Land Acres<sup>\*</sup>:** 5.8490

<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:**

TEXAS CAPITALIZATION RES GROUP

**Primary Owner Address:**

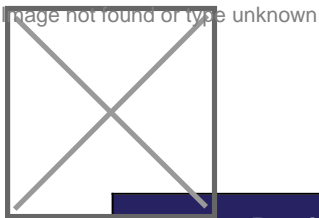
5201 CAMP BOWIE BLVD STE 200  
FORT WORTH, TX 76107-4878

**Deed Date:** 6/6/2005

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D205160163](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
RICHARDS & RICHARDS LTD	9/11/2001	00161650000148	0016165	0000148
MMR MOTORS INC	6/17/1996	00124040000845	0012404	0000845
SPARKS CARMYN;SPARKS HAL S III	1/14/1983	00074330001738	0007433	0001738

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	\$1,345,905	\$1,544,130	\$2,890,035	\$2,890,035
2024	\$1,455,870	\$1,544,130	\$3,000,000	\$3,000,000
2023	\$1,066,870	\$1,544,130	\$3,000,000	\$2,611,000
2022	\$1,017,496	\$1,432,504	\$2,450,000	\$2,450,000
2021	\$552,508	\$1,432,504	\$1,985,012	\$1,985,012
2020	\$267,495	\$1,432,505	\$1,700,000	\$1,700,000

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.