



Address: [9649 LECHNER RD](#)
City: TARRANT COUNTY
Georeference: 37927-1-21
Subdivision: SEVILLE SUBDIVISION, THE
Neighborhood Code: 2N400I

Latitude: 32.9016803864
Longitude: -97.4705577837
TAD Map: 2006-448
MAPSCO: TAR-031A



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SEVILLE SUBDIVISION, THE
Block 1 Lot 21

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: 1994

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 05991404

Site Name: SEVILLE SUBDIVISION, THE-1-21

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,263

Percent Complete: 100%

Land Sqft^{*}: 73,834

Land Acres^{*}: 1.6950

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:

ACOSTA STEVE JR

ACOSTA JENNIFER

Primary Owner Address:

9649 LECHNER RD
FORT WORTH, TX 76179-4085

Deed Date: 4/30/2012

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D212106233](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|----------------------------------|-----------|----------------------------|-------------|-----------|
| BEAUREGARD CLAY;BEAUREGARD PAIGE | 1/24/2008 | D208046763 | 0000000 | 0000000 |
| CHANEY GLORIA M;CHANEY LEROY H | 4/6/1994 | 00115310001639 | 0011531 | 0001639 |
| LYONS JACK;LYONS MARGARET | 8/10/1993 | 00111910000005 | 0011191 | 0000005 |
| HALTOM BANK | 9/8/1989 | 00097010002313 | 0009701 | 0002313 |
| EML DEVELOPMENT CO | 1/20/1988 | 00091740001043 | 0009174 | 0001043 |
| EAGLE MT LAKE DEV | 1/1/1986 | 00000000000000 | 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 | \$286,200 | \$67,800 | \$354,000 | \$354,000 |
| 2024 | \$286,200 | \$67,800 | \$354,000 | \$354,000 |
| 2023 | \$321,271 | \$67,800 | \$389,071 | \$360,408 |
| 2022 | \$292,026 | \$67,800 | \$359,826 | \$327,644 |
| 2021 | \$230,058 | \$67,800 | \$297,858 | \$297,858 |
| 2020 | \$230,058 | \$67,800 | \$297,858 | \$297,858 |

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)
- DISABLED VET 10 to 29 PCT 11.22

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.