



Address: [9645 LECHNER RD](#)
City: TARRANT COUNTY
Georeference: 37927-1-22
Subdivision: SEVILLE SUBDIVISION, THE
Neighborhood Code: 2N400I

Latitude: 32.9011394233
Longitude: -97.4706748314
TAD Map: 2006-448
MAPSCO: TAR-031A



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

PROPERTY DATA

Legal Description: SEVILLE SUBDIVISION, THE
Block 1 Lot 22

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: TARRANT PROPERTY TAX SERVICE (00065)

Protest Deadline Date: 7/12/2024

Site Number: 05991412

Site Name: SEVILLE SUBDIVISION, THE-1-22

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,217

Percent Complete: 100%

Land Sqft^{*}: 44,910

Land Acres^{*}: 1.0310

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

HARTIGAN CHARLES W JR
HARTIGAN SHEILA K

Primary Owner Address:

9645 LECHNER RD
FORT WORTH, TX 76179

Deed Date: 4/23/2018

Deed Volume:

Deed Page:

Instrument: [D218085822](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MURRAY DAVID ETUX KRISTY	11/25/2013	D213304463	0000000	0000000
THOMPSON STACIE;THOMPSON STEVE	1/30/2012	D212022052	0000000	0000000
ISELL STACIE L	8/29/2005	D206048887	0000000	0000000
ISELL JARED EST;ISELL STACY L	6/28/2004	D204208176	0000000	0000000
REEVES RICKY J;REEVES SHAWN	5/27/1994	00116010000743	0011601	0000743
SUTTER HOMES INC	2/22/1994	00114740002275	0011474	0002275
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	\$283,760	\$41,240	\$325,000	\$325,000
2024	\$333,760	\$41,240	\$375,000	\$375,000
2023	\$342,623	\$41,240	\$383,863	\$383,863
2022	\$326,991	\$41,240	\$368,231	\$355,928
2021	\$282,331	\$41,240	\$323,571	\$323,571
2020	\$298,760	\$41,240	\$340,000	\$340,000

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

- HOMESTEAD GENERAL 11.13(b)

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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.