



Address: [9633 LECHNER RD](#)
City: TARRANT COUNTY
Georeference: 37927-1-25
Subdivision: SEVILLE SUBDIVISION, THE
Neighborhood Code: 2N400I

Latitude: 32.8996964513
Longitude: -97.470668103
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 25

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: 1995

Personal Property Account: N/A

Agent: OWNWELL INC (12140)

Notice Sent Date: 4/15/2025

Notice Value: \$513,000

Protest Deadline Date: 7/12/2024

Site Number: 05991447
Site Name: SEVILLE SUBDIVISION, THE-1-25
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,403
Percent Complete: 100%
Land Sqft^{*}: 45,084
Land Acres^{*}: 1.0350
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:
DIETRICH CHANISSA L
Primary Owner Address:
9633 LECHNER RD
FORT WORTH, TX 76179

Deed Date: 3/25/2016
Deed Volume:
Deed Page:
Instrument: [D216061686](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BURKE BRETT B;BURKE MELINDA	6/16/2010	D210148157	0000000	0000000
BURKHART BETTY KAY	8/5/1997	00128720000124	0012872	0000124
PRUDENTIAL RES SERV LTD PRTN	7/25/1997	00128320000123	0012832	0000123
UNDERWOOD JEFFREY A;UNDERWOOD TONI P	3/31/1995	00119290000421	0011929	0000421
MCBEE CUSTOM HOMES	6/30/1994	00116470000379	0011647	0000379
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	\$471,600	\$41,400	\$513,000	\$513,000
2024	\$471,600	\$41,400	\$513,000	\$499,125
2023	\$475,600	\$41,400	\$517,000	\$453,750
2022	\$422,020	\$41,400	\$463,420	\$412,500
2021	\$333,600	\$41,400	\$375,000	\$375,000
2020	\$334,675	\$40,325	\$375,000	\$375,000

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.