



**Address:** [9621 LECHNER RD](#)  
**City:** TARRANT COUNTY  
**Georeference:** 37927-1-28  
**Subdivision:** SEVILLE SUBDIVISION, THE  
**Neighborhood Code:** 2N400I

**Latitude:** 32.8986592404  
**Longitude:** -97.4705228013  
**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 28

**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:** 1991  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 05991498  
**Site Name:** SEVILLE SUBDIVISION, THE-1-28  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,281  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 43,995  
**Land Acres<sup>\*</sup>:** 1.0100  
**Pool:** Y

<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:**  
HOBBS CINDA L  
**Primary Owner Address:**  
9621 LECHNER RD  
FORT WORTH, TX 76179-4085

**Deed Date:** 11/9/2020  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D221343760 CWD](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HOBBS CINDA L;HOBBS ROGER S SR	3/25/2005	<a href="#">D205086799</a>	0000000	0000000
KIMBLE HELEN;KIMBLE LAWRENCE	7/23/1991	00103380002132	0010338	0002132
PACE STEPHEN R	5/6/1991	00102500002046	0010250	0002046
POOL HELEN YVONNE	11/22/1988	00094430000345	0009443	0000345
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 <sup>+</sup>
2025	\$348,641	\$40,400	\$389,041	\$389,041
2024	\$348,641	\$40,400	\$389,041	\$389,041
2023	\$351,131	\$40,400	\$391,531	\$372,225
2022	\$312,577	\$40,400	\$352,977	\$338,386
2021	\$267,224	\$40,400	\$307,624	\$307,624
2020	\$269,111	\$40,400	\$309,511	\$308,966

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)

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.