



LOCATION

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: 5/15/2025

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	\$0	\$0	\$0	\$0
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

- 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.