

Tarrant Appraisal District

Property Information | PDF

Account Number: 07220634

Address: 7706 ROCHESTER LN

City: ARLINGTON

LOCATION

Georeference: 25134-10-12

Subdivision: MATLOCK ESTATES ADDITION

Neighborhood Code: 1M020S

Latitude: 32.6211433066 **Longitude:** -97.1103163821

TAD Map: 2120-344 **MAPSCO:** TAR-111N





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

PROPERTY DATA

Legal Description: MATLOCK ESTATES ADDITION

Block 10 Lot 12

Jurisdictions:

CITY OF ARLINGTON (024) TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225)

MANSFIELD ISD (908)

State Code: A Year Built: 1999

Personal Property Account: N/A

Agent: None +++ Rounded.

Site Number: 07220634

Site Name: MATLOCK ESTATES ADDITION-10-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,998
Percent Complete: 100%

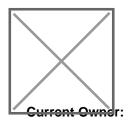
Land Sqft*: 7,274 Land Acres*: 0.1669

Pool: N

OWNER INFORMATION

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



FULLER KERMAN KEITH FULLER KATI LYNN

Primary Owner Address: 7706 ROCHESTER LN ARLINGTON, TX 76002 Deed Date: 3/1/2021

Deed Volume: Deed Page:

Instrument: D221065949

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OMOROGBE ERNEST	7/23/2007	D207291194	0000000	0000000
SINGER AMY E;SINGER PETER A	10/15/1999	00140640000369	0014064	0000369
GEHAN HOMES LTD	1/1/1998	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	\$300,735	\$55,000	\$355,735	\$342,789
2023	\$256,626	\$55,000	\$311,626	\$311,626
2022	\$253,000	\$40,000	\$293,000	\$293,000
2021	\$201,994	\$40,000	\$241,994	\$241,994
2020	\$180,000	\$40,000	\$220,000	\$220,000

Pending indicates that the property record has not yet been completed for the indicated tax year.

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.

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⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.