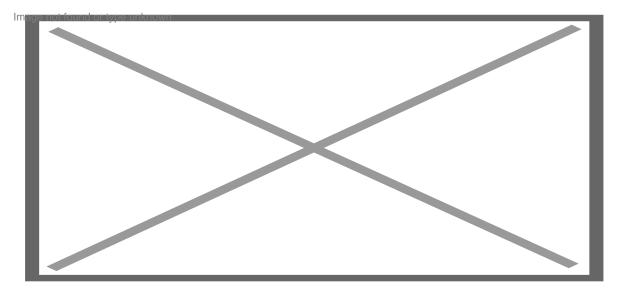


Tarrant Appraisal District Property Information | PDF Account Number: 07220715

Address: 7602 ROCHESTER LN City: ARLINGTON

Georeference: 25134-10-19 Subdivision: MATLOCK ESTATES ADDITION Neighborhood Code: 1M020S Latitude: 32.6223074006 Longitude: -97.1103128885 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 19

Jurisdictions:

CITY OF ARLINGTON (024) TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) MANSFIELD ISD (908)

State Code: A

Year Built: 1998 Personal Property Account: N/A Agent: None Site Number: 07220715 Site Name: MATLOCK ESTATES ADDITION-10-19 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size⁺⁺⁺: 2,383 Percent Complete: 100% Land Sqft^{*}: 7,274 Land Acres^{*}: 0.1669 Pool: N

+++ Rounded.

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

OWNER INFORMATION



ALVARADO PHILLIP ALVARADO NANCY

Primary Owner Address: 7602 ROCHESTER LN ARLINGTON, TX 76002 Deed Date: 10/18/2017 Deed Volume: Deed Page: Instrument: D217245428

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LIGHTHOUSE HOMES LLC	7/7/2017	D217157640		
MCKINTOSH REBECCA	6/3/2002	00157130000152	0015713	0000152
MCKINTOSH;MCKINTOSH CHRISTOPHER	1/19/1999	00136250000054	0013625	0000054
GEHAN HOMES LTD	1/1/1998	000000000000000000000000000000000000000	000000	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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$318,633	\$55,000	\$373,633	\$320,829
2023	\$271,718	\$55,000	\$326,718	\$291,663
2022	\$273,047	\$40,000	\$313,047	\$265,148
2021	\$201,044	\$40,000	\$241,044	\$241,044
2020	\$187,000	\$40,000	\$227,000	\$227,000

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)

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.