



**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<sup>+++</sup>:** 2,383

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,274

**Land Acres<sup>\*</sup>:** 0.1669

**Pool:** N

<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:**

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	<a href="#">D217157640</a>		
MCKINTOSH REBECCA	6/3/2002	00157130000152	0015713	0000152
MCKINTOSH;MCKINTOSH CHRISTOPHER	1/19/1999	00136250000054	0013625	0000054
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 <sup>+</sup>
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.