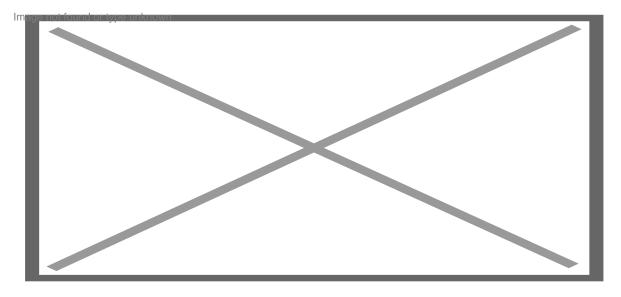


# Tarrant Appraisal District Property Information | PDF Account Number: 07220715

## 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<sup>+++</sup>: 2,383 Percent Complete: 100% Land Sqft<sup>\*</sup>: 7,274 Land Acres<sup>\*</sup>: 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.