



Address: [7715 ROCHESTER LN](#)
City: ARLINGTON
Georeference: 25134-12-1
Subdivision: MATLOCK ESTATES ADDITION
Neighborhood Code: 1M020S

Latitude: 32.6206893656
Longitude: -97.1097261577
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 12 Lot 1

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

Protest Deadline Date: 5/15/2025

Site Number: 07220820

Site Name: MATLOCK ESTATES ADDITION-12-1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,758

Percent Complete: 100%

Land Sqft^{*}: 9,191

Land Acres^{*}: 0.2109

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION



Current Owner:

BICH BRIAN K
BICH IRIS M

Primary Owner Address:

7715 ROCHESTER LN
ARLINGTON, TX 76002-4167

Deed Date: 11/9/1998

Deed Volume: 0013517

Deed Page: 0000115

Instrument: 00135170000115

Previous Owners	Date	Instrument	Deed Volume	Deed Page
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	\$379,812	\$55,000	\$434,812	\$394,777
2023	\$326,662	\$55,000	\$381,662	\$358,888
2022	\$323,161	\$40,000	\$363,161	\$326,262
2021	\$256,602	\$40,000	\$296,602	\$296,602
2020	\$234,975	\$40,000	\$274,975	\$274,975

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.