

# Tarrant Appraisal District Property Information | PDF Account Number: 07220820

## 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

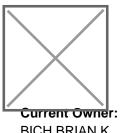
Year Built: 1998 Personal Property Account: N/A Agent: None Protest Deadline Date: 5/15/2025 Site Number: 07220820 Site Name: MATLOCK ESTATES ADDITION-12-1 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size+++: 2,758 Percent Complete: 100% Land Sqft\*: 9,191 Land Acres\*: 0.2109 Pool: Y

#### +++ Rounded.

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

### **OWNER INFORMATION**





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**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	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. 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.