



**Address:** [7409 ROCHESTER LN](#)  
**City:** ARLINGTON  
**Georeference:** 33208-11-31  
**Subdivision:** QUAIL CREEK ADDITION-ARLINGTON  
**Neighborhood Code:** 1M020F

**Latitude:** 32.625131668  
**Longitude:** -97.1105999895  
**TAD Map:** 2114-348  
**MAPSCO:** TAR-111N



This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** QUAIL CREEK ADDITION-ARLINGTON Block 11 Lot 31

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2000

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 07307152

**Site Name:** QUAIL CREEK ADDITION-ARLINGTON-11-31

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,690

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,537

**Land Acres<sup>\*</sup>:** 0.1959

**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:**  
HAYWARD ARTHUR L  
**Primary Owner Address:**  
7409 ROCHESTER LN  
ARLINGTON, TX 76002

**Deed Date:** 8/23/2018  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D218189916](#)

| Previous Owners                 | Date       | Instrument                 | Deed Volume | Deed Page |
|---------------------------------|------------|----------------------------|-------------|-----------|
| ROMANO NICHOLAS MARK            | 11/20/2006 | <a href="#">D206380075</a> | 0000000     | 0000000   |
| LINDSEY LANIKAL;LINDSEY TIFFANY | 2/28/2005  | <a href="#">D205087387</a> | 0000000     | 0000000   |
| BLACKMAN KATHERINE;BLACKMAN M W | 8/10/2000  | 00144800000143             | 0014480     | 0000143   |
| GOFF HOMES INC                  | 3/26/2000  | 00142820000553             | 0014282     | 0000553   |
| QUAIL CREEK ARLINGTON JV        | 1/1/1999   | 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 | \$215,600          | \$55,000    | \$270,600    | \$270,600                    |
| 2023 | \$256,807          | \$55,000    | \$311,807    | \$255,309                    |
| 2022 | \$204,247          | \$45,000    | \$249,247    | \$232,099                    |
| 2021 | \$165,999          | \$45,000    | \$210,999    | \$210,999                    |
| 2020 | \$158,230          | \$45,000    | \$203,230    | \$203,230                    |

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.