



Address: [7600 ROCHESTER LN](#)
City: ARLINGTON
Georeference: 25134-10-20
Subdivision: MATLOCK ESTATES ADDITION
Neighborhood Code: 1M020S

Latitude: 32.6224856422
Longitude: -97.1103147804
TAD Map: 2120-344
MAPSCO: TAR-111N



Google Map or type unknown

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

PROPERTY DATA

Legal Description: MATLOCK ESTATES ADDITION
Block 10 Lot 20

Jurisdictions:

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

State Code: A

Year Built: 1999

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$359,557

Protest Deadline Date: 5/24/2024

Site Number: 07220723

Site Name: MATLOCK ESTATES ADDITION-10-20

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,058

Percent Complete: 100%

Land Sqft^{*}: 7,274

Land Acres^{*}: 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

Current Owner:

NGUYEN LICH TAN
NGUYEN NO LAM

Primary Owner Address:

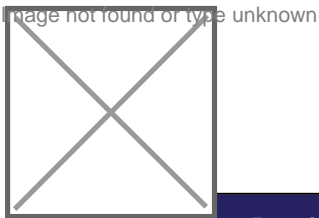
7600 ROCHESTER LN
ARLINGTON, TX 76002-4170

Deed Date: 9/18/2003

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D203378709](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
DANG CONNIE H	4/27/2001	00149230000240	0014923	0000240
DOAN TOM VAN	7/1/1999	00139040000422	0013904	0000422
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	\$304,557	\$55,000	\$359,557	\$358,943
2024	\$304,557	\$55,000	\$359,557	\$326,312
2023	\$259,863	\$55,000	\$314,863	\$296,647
2022	\$261,128	\$40,000	\$301,128	\$269,679
2021	\$205,163	\$40,000	\$245,163	\$245,163
2020	\$186,983	\$40,000	\$226,983	\$226,983

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.