



**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



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 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:** OOWNWELL INC (12140)  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$434,812  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 07220820  
**Site Name:** MATLOCK ESTATES ADDITION-12-1  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,758  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 9,191  
**Land Acres<sup>\*</sup>:** 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	0000000000000000	0000000	0000000



## VALUES

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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	\$288,484	\$55,000	\$343,484	\$343,484
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

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- 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.