



Address: [7709 ROCHESTER LN](#)
City: ARLINGTON
Georeference: 25134-12-3
Subdivision: MATLOCK ESTATES ADDITION
Neighborhood Code: 1M020S

Latitude: 32.6210450669
Longitude: -97.1097342116
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 3

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: \$415,792

Protest Deadline Date: 5/24/2024

Site Number: 07220855

Site Name: MATLOCK ESTATES ADDITION-12-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,751

Percent Complete: 100%

Land Sqft^{*}: 7,100

Land Acres^{*}: 0.1629

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:

HOLBERT BERNICE

Primary Owner Address:

7709 ROCHESTER LN
ARLINGTON, TX 76002-4167

Deed Date: 9/20/2005

Deed Volume: 00000000

Deed Page: 00000000

Instrument: [D205286271](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ROSS KEVIN L;ROSS RACHAEL	10/6/2004	D204314123	0000000	0000000
BORDE SARAH;BORDE TOM	10/11/2001	00154710000055	0015471	0000055
SHAWN MCCARTY TRUSTEE	8/29/2001	00154710000054	0015471	0000054
ROSS KEVIN L;ROSS RACHEAL L	5/27/1999	00138480000502	0013848	0000502
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	\$360,792	\$55,000	\$415,792	\$413,234
2024	\$360,792	\$55,000	\$415,792	\$375,667
2023	\$307,490	\$55,000	\$362,490	\$341,515
2022	\$308,986	\$40,000	\$348,986	\$310,468
2021	\$242,244	\$40,000	\$282,244	\$282,244
2020	\$220,556	\$40,000	\$260,556	\$260,556

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.