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Address: [7404 ROCHESTER LN](#)
City: ARLINGTON
Georeference: 33208-9-17
Subdivision: QUAIL CREEK ADDITION-ARLINGTON
Neighborhood Code: 1M020F

Latitude: 32.6254844144
Longitude: -97.1112641367
TAD Map: 2114-348
MAPSCO: TAR-111N



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

PROPERTY DATA

Legal Description: QUAIL CREEK ADDITION-
ARLINGTON Block 9 Lot 17

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

Protest Deadline Date: 5/24/2024

Site Number: 07223242

Site Name: QUAIL CREEK ADDITION-ARLINGTON-9-17

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,097

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:

TRAN DAWN

Primary Owner Address:

5060 KITE RD
GRAND PRAIRIE, TX 75052

Deed Date: 10/22/2021

Deed Volume:

Deed Page:

Instrument: [D221375456](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LE LOI H	8/26/2016	D216200296		
PSFT ARLINGTON PROPERTIES LLC	2/21/2007	D207078844	0000000	0000000
POLISINI JAMES;POLISINI SHARON	9/25/2006	D206303784	0000000	0000000
SECRETARY OF HUD	3/21/2006	D206176145	0000000	0000000
COUNTRYWIDE HOME LOANS INC	3/7/2006	D206072789	0000000	0000000
ROBERTSON ALVIN H;ROBERTSON SHIRLE	11/19/1999	00141250000084	0014125	0000084
GOFF HOMES INC	7/16/1999	00139260000088	0013926	0000088
QUAIL CREEK ARLINGTON JV	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	\$253,476	\$55,000	\$308,476	\$308,476
2024	\$253,476	\$55,000	\$308,476	\$308,476
2023	\$302,333	\$55,000	\$357,333	\$357,333
2022	\$240,005	\$45,000	\$285,005	\$285,005
2021	\$197,361	\$45,000	\$242,361	\$242,361
2020	\$185,428	\$45,000	\$230,428	\$230,428

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

There are no exemptions for this property

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.