



Address: [3937 ROCHESTER DR](#)
City: FORT WORTH
Georeference: 817H-24-10
Subdivision: ARCADIA PARK ADDITION
Neighborhood Code: 3K500K

Latitude: 32.9052201728
Longitude: -97.2988484177
TAD Map: 2060-448
MAPSCO: TAR-035D



Google Map or type unknown

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

PROPERTY DATA

Legal Description: ARCADIA PARK ADDITION
Block 24 Lot 10

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
KELLER ISD (907)

State Code: A

Year Built: 2002

Personal Property Account: N/A

Agent: TEXAS PROPERTY TAX REDUCTIONS LLC (00224)

Protest Deadline Date: 5/24/2024

Site Number: 40027384

Site Name: ARCADIA PARK ADDITION-24-10

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,640

Percent Complete: 100%

Land Sqft^{*}: 5,662

Land Acres^{*}: 0.1299

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:

BRAZIL CHANCE C
BRAZIL MORGAN R

Primary Owner Address:

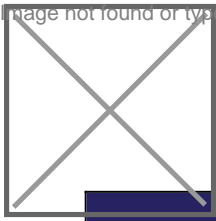
3937 ROCHESTER DR
FORT WORTH, TX 76244-8627

Deed Date: 12/27/2012

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D212319816](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
FLENNY A ZUBER;FLENNY PATRICIA	1/31/2003	00163790000223	0016379	0000223
GEHAN HOMES LTD	8/5/2002	00158950000245	0015895	0000245
GEHAN HOMES LTD	1/1/2002	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	\$185,998	\$70,000	\$255,998	\$255,998
2024	\$185,998	\$70,000	\$255,998	\$255,998
2023	\$193,857	\$70,000	\$263,857	\$256,540
2022	\$178,218	\$55,000	\$233,218	\$233,218
2021	\$168,095	\$55,000	\$223,095	\$218,494
2020	\$143,631	\$55,000	\$198,631	\$198,631

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.