



Address: [4013 ROCHESTER DR](#)
City: FORT WORTH
Georeference: 817H-24-14
Subdivision: ARCADIA PARK ADDITION
Neighborhood Code: 3K500K

Latitude: 32.9052199856
Longitude: -97.2981912425
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 14

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: None
Notice Sent Date: 4/15/2025
Notice Value: \$380,000
Protest Deadline Date: 5/24/2024

Site Number: 40027422
Site Name: ARCADIA PARK ADDITION-24-14
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,716
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:
BLAGG BRUCE K
BLAGG PENNY L
Primary Owner Address:
4013 ROCHESTER DR
KELLER, TX 76244-8629

Deed Date: 11/27/2002
Deed Volume: 0016187
Deed Page: 0000187
Instrument: 00161870000187



Previous Owners	Date	Instrument	Deed Volume	Deed Page
RAH OF TEXAS LP	7/2/2002	00157960000252	0015796	0000252
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	\$277,000	\$70,000	\$347,000	\$347,000
2024	\$310,000	\$70,000	\$380,000	\$360,169
2023	\$310,000	\$70,000	\$380,000	\$327,426
2022	\$281,483	\$55,000	\$336,483	\$297,660
2021	\$222,642	\$55,000	\$277,642	\$270,600
2020	\$191,000	\$55,000	\$246,000	\$246,000

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)
- DISABLED VET 10 to 29 PCT 11.22

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.