



Address: [4020 ROCHESTER DR](#)
City: FORT WORTH
Georeference: 817H-25-16
Subdivision: ARCADIA PARK ADDITION
Neighborhood Code: 3K500K

Latitude: 32.9047810819
Longitude: -97.2977906065
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 25 Lot 16

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: 2005
Personal Property Account: N/A
Agent: OWNWELL INC (12140)
Protest Deadline Date: 5/24/2024

Site Number: 40027643
Site Name: ARCADIA PARK ADDITION-25-16
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,539
Percent Complete: 100%
Land Sqft^{*}: 5,662
Land Acres^{*}: 0.1299
Pool: N

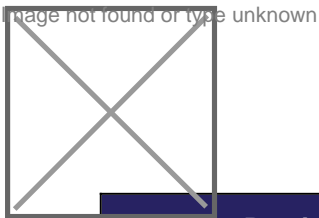
+++ Rounded.

* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
ARYAL PAWAN
BHUSAL SARASWATI
Primary Owner Address:
489 PRAIRIE VIEW DR
HASLET, TX 76052

Deed Date: 6/10/2016
Deed Volume:
Deed Page:
Instrument: [D216126101](#)



| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|--------------------------------|------------|----------------------------|-------------|-----------|
| WHITE ASHLEY;WHITE DYLAN | 9/29/2014 | D214216941 | | |
| RAMIREZ CHERYL K;RAMIREZ FELIX | 12/29/2005 | D206005259 | 0000000 | 0000000 |
| 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 | \$237,615 | \$70,000 | \$307,615 | \$307,615 |
| 2024 | \$298,000 | \$70,000 | \$368,000 | \$368,000 |
| 2023 | \$295,000 | \$70,000 | \$365,000 | \$365,000 |
| 2022 | \$215,000 | \$55,000 | \$270,000 | \$270,000 |
| 2021 | \$215,000 | \$55,000 | \$270,000 | \$264,000 |
| 2020 | \$185,000 | \$55,000 | \$240,000 | \$240,000 |

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

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.