



**Address:** [4057 ROCHESTER DR](#)  
**City:** FORT WORTH  
**Georeference:** 817H-30-17  
**Subdivision:** ARCADIA PARK ADDITION  
**Neighborhood Code:** 3K500K

**Latitude:** 32.9051675493  
**Longitude:** -97.2961985459  
**TAD Map:** 2060-448  
**MAPSCO:** TAR-036A



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 30 Lot 17

**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:** CHANDLER CROUCH (11730)

**Protest Deadline Date:** 5/24/2024

**Site Number:** 40028186  
**Site Name:** ARCADIA PARK ADDITION-30-17  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,909  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 11,325  
**Land Acres<sup>\*</sup>:** 0.2599  
**Pool:** Y

+++ Rounded.

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

## OWNER INFORMATION

**Current Owner:**  
BAKER NATALIE B  
FUSILIER CAMERON  
**Primary Owner Address:**  
4057 ROCHESTER DR  
KELLER, TX 76244

**Deed Date:** 8/13/2018  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D218180033](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HARRIS JACOB;HARRIS NIKKI	7/11/2013	<a href="#">D213182107</a>	0000000	0000000
EVANS CHRISTINA A	2/10/2003	00164040000189	0016404	0000189
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 <sup>+</sup>
2025	\$292,655	\$70,000	\$362,655	\$362,655
2024	\$292,655	\$70,000	\$362,655	\$362,655
2023	\$289,857	\$70,000	\$359,857	\$359,857
2022	\$246,895	\$55,000	\$301,895	\$301,895
2021	\$213,748	\$55,000	\$268,748	\$268,748
2020	\$184,447	\$55,000	\$239,447	\$239,447

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.