



Address: [4053 ROCHESTER DR](#)
City: FORT WORTH
Georeference: 817H-30-18
Subdivision: ARCADIA PARK ADDITION
Neighborhood Code: 3K500K

Latitude: 32.9052309488
Longitude: -97.2964325124
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 18

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: 2003

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 40028194
Site Name: ARCADIA PARK ADDITION-30-18
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,123
Percent Complete: 100%
Land Sqft^{*}: 7,405
Land Acres^{*}: 0.1699
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:
NESBIT JAMES
NESBIT ANDREA
Primary Owner Address:
4053 ROCHESTER DR
FORT WORTH, TX 76244

Deed Date: 7/10/2018
Deed Volume:
Deed Page:
Instrument: [D218160814](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCPHERSON JARED;MCPHERSON MICHELLE	6/20/2003	00168570000004	0016857	0000004
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	\$266,338	\$70,000	\$336,338	\$336,338
2024	\$266,338	\$70,000	\$336,338	\$336,338
2023	\$300,991	\$70,000	\$370,991	\$319,638
2022	\$256,431	\$55,000	\$311,431	\$290,580
2021	\$209,164	\$55,000	\$264,164	\$264,164
2020	\$193,201	\$55,000	\$248,201	\$248,201

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.