



Address: [4049 ROCHESTER DR](#)
City: FORT WORTH
Georeference: 817H-30-19
Subdivision: ARCADIA PARK ADDITION
Neighborhood Code: 3K500K

Latitude: 32.9052173789
Longitude: -97.2966380013
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 19

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: 5/1/2025

Notice Value: \$372,471

Protest Deadline Date: 5/24/2024

Site Number: 40028208
Site Name: ARCADIA PARK ADDITION-30-19
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,443
Percent Complete: 100%
Land Sqft^{*}: 6,098
Land Acres^{*}: 0.1399
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:

MASSEY ANTHONY
MASSEY SUSAN

Primary Owner Address:

4049 ROCHESTER DR
KELLER, TX 76244-8629

Deed Date: 2/7/2003
Deed Volume: 0016432
Deed Page: 0000174
Instrument: 00164320000174



Previous Owners	Date	Instrument	Deed Volume	Deed Page
GEHAN HOMES LTD	8/5/2002	00158950000241	0015895	0000241
GEHAN HOMES LTD	1/1/2002	000000000000000	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	\$302,471	\$70,000	\$372,471	\$372,471
2024	\$302,471	\$70,000	\$372,471	\$355,288
2023	\$299,354	\$70,000	\$369,354	\$322,989
2022	\$257,128	\$55,000	\$312,128	\$293,626
2021	\$220,259	\$55,000	\$275,259	\$266,933
2020	\$187,666	\$55,000	\$242,666	\$242,666

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.