



Address: [4037 ROCHESTER DR](#)
City: FORT WORTH
Georeference: 817H-30-22
Subdivision: ARCADIA PARK ADDITION
Neighborhood Code: 3K500K

Latitude: 32.9052186634
Longitude: -97.2971717638
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 30 Lot 22

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: None
Notice Sent Date: 4/15/2025
Notice Value: \$387,428
Protest Deadline Date: 5/24/2024

Site Number: 40028232
Site Name: ARCADIA PARK ADDITION-30-22
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,370
Percent Complete: 100%
Land Sqft^{*}: 6,534
Land Acres^{*}: 0.1500
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:
RODRIGUEZ CRUZ
Primary Owner Address:
4037 ROCHESTER DR
FORT WORTH, TX 76244-8629

Deed Date: 11/21/2011
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D211288163](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MORENO CARLA;MORENO GILBERT	6/5/2003	00168140000070	0016814	0000070
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 ⁺
2025	\$317,428	\$70,000	\$387,428	\$387,428
2024	\$317,428	\$70,000	\$387,428	\$372,227
2023	\$314,347	\$70,000	\$384,347	\$338,388
2022	\$267,716	\$55,000	\$322,716	\$307,625
2021	\$231,367	\$55,000	\$286,367	\$279,659
2020	\$199,235	\$55,000	\$254,235	\$254,235

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 70 to 99 PCT 11.22
- DISABLED VET 100 PCT 11.131 - T&P

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.