



**Address:** [2841 CHESHIRE WAY](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 1885-B-2  
**Subdivision:** BEACON HILL ADDITION-GP  
**Neighborhood Code:** 1S040S

**Latitude:** 32.6580037695  
**Longitude:** -97.057673561  
**TAD Map:** 2132-360  
**MAPSCO:** TAR-098Y



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** BEACON HILL ADDITION-GP  
Block B Lot 2

**Jurisdictions:**

CITY OF GRAND PRAIRIE (038)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
ARLINGTON ISD (901)

**State Code:** A

**Year Built:** 1996

**Personal Property Account:** N/A

**Agent:** RESOLUTE PROPERTY TAX SOLUTION (00988)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$349,543

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

**Site Number:** 06913792

**Site Name:** BEACON HILL ADDITION-GP-B-2

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,106

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,600

**Land Acres<sup>\*</sup>:** 0.1515

**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**

MANUEL RICHARD J  
MANUEL SHEILA

**Primary Owner Address:**

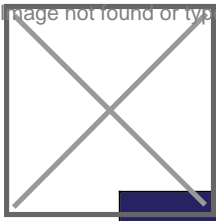
2841 CHESHIRE WAY  
GRAND PRAIRIE, TX 75052-8387

**Deed Date:** 2/19/2009

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D209049717](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
YAISH MOHAMMAD;YAISH SUHAIR	5/29/1997	00127880000026	0012788	0000026
PERRY HOMES	4/9/1996	00123310002034	0012331	0002034
ARCADIA LAND PRTNRS 10 LTD	1/1/1996	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	\$269,600	\$59,400	\$329,000	\$329,000
2024	\$290,143	\$59,400	\$349,543	\$320,650
2023	\$325,239	\$50,000	\$375,239	\$291,500
2022	\$215,000	\$50,000	\$265,000	\$265,000
2021	\$207,000	\$50,000	\$257,000	\$243,100
2020	\$171,000	\$50,000	\$221,000	\$221,000

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

- 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.