



Address: [2825 CHESHIRE WAY](#)
City: GRAND PRAIRIE
Georeference: 1885-B-6
Subdivision: BEACON HILL ADDITION-GP
Neighborhood Code: 1S040S

Latitude: 32.6580029095
Longitude: -97.0568996407
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 6

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: None

Notice Sent Date: 4/15/2025

Notice Value: \$318,000

Protest Deadline Date: 5/24/2024

Site Number: 06913830

Site Name: BEACON HILL ADDITION-GP-B-6

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,866

Percent Complete: 100%

Land Sqft^{*}: 6,600

Land Acres^{*}: 0.1515

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:

NGUYEN LINHLAN
CHIU DERRICK

Primary Owner Address:

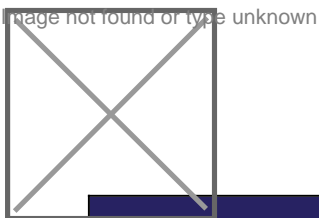
2825 CHESHIRE WAY
GRAND PRAIRIE, TX 75052-8387

Deed Date: 9/12/2014

Deed Volume:

Deed Page:

Instrument: [D214203216](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
LITHERLAND JEANNETTE I	8/25/2014	D214186021		
LITHERLAND JEANNETTE I	3/2/2010	D214188337	0000000	0000000
LITHERLAND DAVID EST;LITHERLAND J	4/29/1997	00127620000226	0012762	0000226
ARCADIA LAND PRTNRS 10 LTD	1/1/1996	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	\$239,600	\$59,400	\$299,000	\$272,855
2024	\$258,600	\$59,400	\$318,000	\$248,050
2023	\$308,817	\$50,000	\$358,817	\$225,500
2022	\$154,999	\$50,001	\$205,000	\$205,000
2021	\$155,000	\$50,000	\$205,000	\$205,000
2020	\$154,999	\$50,001	\$205,000	\$205,000

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.