



**Address:** [2906 CHESHIRE WAY](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 1885-H-2  
**Subdivision:** BEACON HILL ADDITION-GP  
**Neighborhood Code:** 1S040S

**Latitude:** 32.6584421241  
**Longitude:** -97.0585116798  
**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 H 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:** 1998

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$427,931

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

**Site Number:** 06914179

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

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,989

**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:**

NEVERS FLORENCE C  
NEVERS KANIKA K

**Primary Owner Address:**

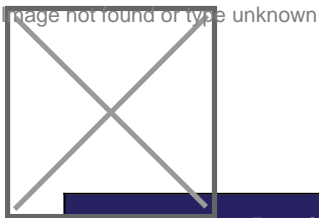
2906 CHESHIRE WAY  
GRAND PRAIRIE, TX 75052

**Deed Date:** 3/3/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218053993](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
NEVERS FLORENCE CHRISTENE	4/16/2004	000000000000000	0000000	0000000
NEVERS FLORENCE;NEVERS OWEN G EST	5/28/1999	00138570000171	0013857	0000171
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 <sup>+</sup>
2025	\$368,531	\$59,400	\$427,931	\$427,931
2024	\$368,531	\$59,400	\$427,931	\$413,173
2023	\$413,165	\$50,000	\$463,165	\$375,612
2022	\$291,465	\$50,000	\$341,465	\$341,465
2021	\$278,017	\$50,000	\$328,017	\$328,017
2020	\$249,490	\$50,000	\$299,490	\$299,490

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.