



Address: [2841 ROCHESTER CT](#)
City: GRAND PRAIRIE
Georeference: 1885-F-4
Subdivision: BEACON HILL ADDITION-GP
Neighborhood Code: 1S040S

Latitude: 32.6557632755
Longitude: -97.0576366209
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 F Lot 4

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: 2000

Personal Property Account: N/A

Agent: OOWNWELL INC (12140)

Protest Deadline Date: 5/24/2024

Site Number: 07311974

Site Name: BEACON HILL ADDITION-GP-F-4

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,312

Percent Complete: 100%

Land Sqft^{*}: 6,875

Land Acres^{*}: 0.1578

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:

FADAHUNSI ABIODUN

FADAHUNSI GLORIA

Primary Owner Address:

2841 ROCHESTER CT
GRAND PRAIRIE, TX 75052-4581

Deed Date: 3/19/2013

Deed Volume: 00000000

Deed Page: 00000000

Instrument: [D213069707](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SECRETARY OF HUD	8/10/2012	D212283975	0000000	0000000
WELLS FARGO BANK N A	8/7/2012	D212193329	0000000	0000000
MILLER AMY;MILLER ERICK	4/26/2005	D205121361	0000000	0000000
WHEAT CYNT;WHEAT VIRGIL RAY II	7/27/2000	00144690000482	0014469	0000482
RH OF TEXAS LTD PARTNERSHIP	1/10/2000	00141880000361	0014188	0000361
ARCADIA LAND PARTNERS LTD	1/1/1999	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	\$249,732	\$61,875	\$311,607	\$311,607
2024	\$287,125	\$61,875	\$349,000	\$349,000
2023	\$342,975	\$50,000	\$392,975	\$321,985
2022	\$242,714	\$50,000	\$292,714	\$292,714
2021	\$231,637	\$50,000	\$281,637	\$281,637
2020	\$208,140	\$50,000	\$258,140	\$258,140

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.