



Address: [2845 ROCHESTER CT](#)
City: GRAND PRAIRIE
Georeference: 1885-F-5
Subdivision: BEACON HILL ADDITION-GP
Neighborhood Code: 1S040S

Latitude: 32.6557642598
Longitude: -97.0578389726
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 5

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: 1999

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 07311982

Site Name: BEACON HILL ADDITION-GP-F-5

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,297

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:

OVERMEYER BRANDON

GOUGH EMILY

Primary Owner Address:

2845 ROCHESTER CT
GRAND PRAIRIE, TX 75052

Deed Date: 10/14/2022

Deed Volume:

Deed Page:

Instrument: [D222262957](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WORLEY CARLOS;WORLEY JAUNICE C	4/15/2009	D209103812	0000000	0000000
HURLEY MELANIE A	9/20/2006	D206299010	0000000	0000000
WENZLAU CHARLES;WENZLAU JANICE	8/13/1999	00139690000078	0013969	0000078
RH OF TEXAS LTD PARTNERSHIP	7/23/1999	00139380000143	0013938	0000143
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	\$283,125	\$61,875	\$345,000	\$345,000
2024	\$293,125	\$61,875	\$355,000	\$355,000
2023	\$341,200	\$50,000	\$391,200	\$391,200
2022	\$241,637	\$50,000	\$291,637	\$291,637
2021	\$230,646	\$50,000	\$280,646	\$280,646
2020	\$207,317	\$50,000	\$257,317	\$257,317

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.