



Address: [2857 TRENT CT](#)
City: GRAND PRAIRIE
Georeference: 1885-G-1
Subdivision: BEACON HILL ADDITION-GP
Neighborhood Code: 1S040S

Latitude: 32.6550351808
Longitude: -97.0586003886
TAD Map: 2132-356
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 G Lot 1

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: RYAN LLC (00672F)

Protest Deadline Date: 5/24/2024

Site Number: 07312148

Site Name: BEACON HILL ADDITION-GP-G-1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,041

Percent Complete: 100%

Land Sqft^{*}: 7,541

Land Acres^{*}: 0.1731

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:

SRP SUB LLC

Primary Owner Address:

1717 MAIN ST SUITE 2000
DALLAS, TX 75201

Deed Date: 5/9/2017

Deed Volume:

Deed Page:

Instrument: [D217106014](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BEAULY LLC	3/2/2015	D215082960		
DEUTSCHE BANK NATIONAL TRUST	4/4/2014	D214093712	0000000	0000000
PHIPPEN KURT A	9/6/2011	D211215581	0000000	0000000
KURTZ KAREN	3/7/2011	D211057056	0000000	0000000
AH4R-TX2 LLC	12/1/2009	D209335464	0000000	0000000
MARSHALL TAMARA D	12/1/2006	D206384531	0000000	0000000
MCLUCAS CHRISTOPHER J;MCLUCAS T	12/16/1999	00141540000212	0014154	0000212
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	\$359,843	\$67,869	\$427,712	\$427,712
2024	\$359,843	\$67,869	\$427,712	\$427,712
2023	\$381,000	\$50,000	\$431,000	\$431,000
2022	\$297,404	\$50,000	\$347,404	\$347,404
2021	\$256,670	\$50,000	\$306,670	\$306,670
2020	\$212,551	\$50,000	\$262,551	\$262,551

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

There are no exemptions for this property

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.