



Address: [4165 MAGNA CARTA DR](#)
City: GRAND PRAIRIE
Georeference: 38234H-5-1
Subdivision: SHEFFIELD VILLAGE PH 4,5&6 ADN
Neighborhood Code: Day Care General

Latitude: 32.6699212486
Longitude: -97.0596288753
TAD Map: 2132-364
MAPSCO: TAR-098P



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

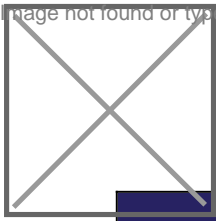
Legal Description: SHEFFIELD VILLAGE PH 4,5&6
ADN Block 5 Lot 1
Jurisdictions:
Site Number: 80544428
CITY OF GRAND PRAIRIE (038)
Site Name: KIDS COMMUNITY PRESCHOOL AND DAYCARE
TARRANT COUNTY (220)
Site Class: Day Care - Day Care Center
TARRANT COUNTY HOSPITAL (224)
Parcels:
TARRANT COUNTY COLLEGE (225)
ARLINGTON COLLEGE (225)
Primary Building Name: KIDS COMMUNITY PRESCHOOL AND DAYCARE CENTER / 06148816
State Code: E1
Primary Building Type: Commercial
Year Built: 1987
Gross Building Area⁺⁺⁺: 6,757
Personal Property Account⁺⁺⁺: [13676768](#)
Net Leasable Area: 6,757
Agent: CANTRELL MCGILL CO., INC (00751)
Percent Complete: 100%
Notice Sent Date: Land Sqft : 39,988
Land Acres^{*}: 0.9179
Pool: N

5/1/2025
Notice Value: \$962,857
Protest Deadline Date: 5/31/2024

+++ Rounded.
^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
REALTY INCOME TX PRO 1 LLC
Primary Owner Address:
11995 EL CAMINO REAL STE 101
SAN DIEGO, CA 92130
Deed Date: 12/19/2008
Deed Volume: 0000000
Deed Page: 0000000
Instrument: 000000000000000



Previous Owners	Date	Instrument	Deed Volume	Deed Page
REALTY INCOME TEXAS PROP LP	12/13/1995	00122090001259	0012209	0001259
RIC 24 LTD LIMITED PARTNER	12/1/1988	00094570001891	0009457	0001891
LA PETITE ACADEMY INC	1/1/1987	00089170002017	0008917	0002017

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	\$842,893	\$119,964	\$962,857	\$913,200
2024	\$641,036	\$119,964	\$761,000	\$761,000
2023	\$609,792	\$119,964	\$729,756	\$729,756
2022	\$575,737	\$119,964	\$695,701	\$695,701
2021	\$554,047	\$119,964	\$674,011	\$674,011
2020	\$554,047	\$119,964	\$674,011	\$674,011

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.