



**Address:** [4517 NORMANDY WAY](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 22725-D-10  
**Subdivision:** KINGSGATE ADDITION  
**Neighborhood Code:** 1S040Q

**Latitude:** 32.6644311466  
**Longitude:** -97.0580382591  
**TAD Map:** 2132-360  
**MAPSCO:** TAR-098U



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** KINGSGATE ADDITION Block D  
Lot 10

**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:** 1997

**Personal Property Account:** N/A

**Agent:** OCONNOR & ASSOCIATES (00436)

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

**Site Number:** 06813267  
**Site Name:** KINGSGATE ADDITION-D-10  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,335  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,750  
**Land Acres<sup>\*</sup>:** 0.1549  
**Pool:** Y

<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:**  
GARCIA LIVING TRUST  
**Primary Owner Address:**  
4517 NORMANDY WAY  
GRAND PRAIRIE, TX 75052

**Deed Date:** 12/21/2020  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D220336325](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GARCIA CECILIA;GARCIA JORGE E	7/24/2001	00150500000116	0015050	0000116
RICHARDSON TROYCE SAMANTHA	7/10/1997	00128360000445	0012836	0000445
CENTEX REAL ESTATE CORP	1/1/1995	00000000000000	0000000	0000000



## VALUES

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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	\$260,785	\$60,750	\$321,535	\$321,535
2024	\$277,708	\$60,750	\$338,458	\$338,458
2023	\$279,000	\$55,000	\$334,000	\$327,974
2022	\$245,741	\$55,000	\$300,741	\$298,158
2021	\$216,053	\$55,000	\$271,053	\$271,053
2020	\$205,972	\$55,000	\$260,972	\$259,239

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

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- 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.