



**Address:** [4717 EDINBURGH LN](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 1885-H-20  
**Subdivision:** BEACON HILL ADDITION-GP  
**Neighborhood Code:** 1S040S

**Latitude:** 32.6574869237  
**Longitude:** -97.0611353959  
**TAD Map:** 2132-360  
**MAPSCO:** TAR-098X



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 H Lot 20

**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:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$380,104

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

**Site Number:** 06914373

**Site Name:** BEACON HILL ADDITION-GP-H-20

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,290

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,730

**Land Acres<sup>\*</sup>:** 0.2004

**Pool:** N

<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:**

LAYTON DAREN  
LAYTON KIMBERLY

**Primary Owner Address:**

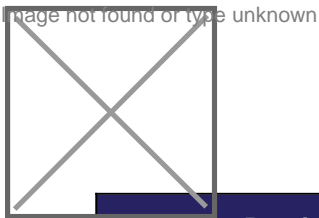
4717 EDINBURGH LN  
GRAND PRAIRIE, TX 75052

**Deed Date:** 1/17/2025

**Deed Volume:**

**Deed Page:**

**Instrument:** [D225010403](#)



| Previous Owners                | Date       | Instrument                 | Deed Volume | Deed Page |
|--------------------------------|------------|----------------------------|-------------|-----------|
| DE LEON BELEN;DE LEON GILBERTO | 5/19/2006  | <a href="#">D206156549</a> | 0000000     | 0000000   |
| ADAMS EDWARD W;ADAMS GLENDA    | 9/25/2002  | 00160300000419             | 0016030     | 0000419   |
| CAPE LONNIE W;CAPE REBECCA N   | 11/26/1997 | 00129970000318             | 0012997     | 0000318   |
| RYLAND GROUP INC THE           | 8/17/1997  | 00128830000150             | 0012883     | 0000150   |
| ARCADIA LAND PRTNRS 10 LTD     | 1/1/1996   | 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 <sup>+</sup> |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$301,534          | \$78,570    | \$380,104    | \$380,104                    |
| 2024 | \$301,534          | \$78,570    | \$380,104    | \$349,940                    |
| 2023 | \$337,682          | \$50,000    | \$387,682    | \$318,127                    |
| 2022 | \$239,206          | \$50,000    | \$289,206    | \$289,206                    |
| 2021 | \$228,345          | \$50,000    | \$278,345    | \$278,345                    |
| 2020 | \$205,276          | \$50,000    | \$255,276    | \$255,276                    |

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.