



**Address:** [4713 MAGNA CARTA BLVD](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 1885-J-4  
**Subdivision:** BEACON HILL ADDITION-GP  
**Neighborhood Code:** 1S040S

**Latitude:** 32.657527964  
**Longitude:** -97.0583959738  
**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 J Lot 4

**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:** 1996  
**Personal Property Account:** N/A  
**Agent:** TEXAS TAX PROTEST (05909)  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$348,000  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 06914772  
**Site Name:** BEACON HILL ADDITION-GP-J-4  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,208  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,516  
**Land Acres<sup>\*</sup>:** 0.1725  
**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:**  
BLAKE MICHAEL C  
BLAKE ANN  
**Primary Owner Address:**  
4713 MAGNA CARTA BLVD  
GRAND PRAIRIE, TX 75052-8392

**Deed Date:** 9/19/2000  
**Deed Volume:** 0014532  
**Deed Page:** 0000234  
**Instrument:** 00145320000234



Previous Owners	Date	Instrument	Deed Volume	Deed Page
LOPEZ BRENDA K;LOPEZ RICHARD	2/27/1997	00126890001816	0012689	0001816
PERRY HOMES	4/9/1996	00123310002034	0012331	0002034
ARCADIA LAND PRTNRS 10 LTD	1/1/1996	000000000000000	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	\$280,356	\$67,644	\$348,000	\$348,000
2024	\$280,356	\$67,644	\$348,000	\$335,265
2023	\$312,000	\$50,000	\$362,000	\$304,786
2022	\$233,952	\$50,000	\$283,952	\$277,078
2021	\$223,293	\$50,000	\$273,293	\$251,889
2020	\$178,990	\$50,000	\$228,990	\$228,990

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)
- DISABLED VET 30 to 49 PCT 11.22

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.