



**Address:** [4702 THAMES DR](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 1885-J-24  
**Subdivision:** BEACON HILL ADDITION-GP  
**Neighborhood Code:** 1S040S

**Latitude:** 32.6580590645  
**Longitude:** -97.0587890707  
**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 24

**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:** 1998

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$362,810

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

**Site Number:** 06914993

**Site Name:** BEACON HILL ADDITION-GP-J-24

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,124

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,650

**Land Acres<sup>\*</sup>:** 0.1756

**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:**

PHIPPS ROLLIN  
PHIPPS PATRICIA

**Primary Owner Address:**

4702 THAMES DR  
GRAND PRAIRIE, TX 75052-8396

**Deed Date:** 9/19/2012

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D212230626](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BROOKFIELD RELOCATION INC	7/31/2012	<a href="#">D212230625</a>	0000000	0000000
GOODMAN DALE NORMAN	9/28/1998	00134580000704	0013458	0000704
RYLAND GROUP INC THE	6/12/1998	00132860000210	0013286	0000210
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	\$293,960	\$68,850	\$362,810	\$362,810
2024	\$293,960	\$68,850	\$362,810	\$342,454
2023	\$329,280	\$50,000	\$379,280	\$311,322
2022	\$233,020	\$50,000	\$283,020	\$283,020
2021	\$222,395	\$50,000	\$272,395	\$272,395
2020	\$199,840	\$50,000	\$249,840	\$249,840

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.