



**Address:** [852 E TEXAS ST](#)  
**City:** GRAPEVINE  
**Georeference:** 3150-5-8  
**Subdivision:** BOX, D E ADDITION  
**Neighborhood Code:** 3G030K

**Latitude:** 32.9384946424  
**Longitude:** -97.0669718383  
**TAD Map:** 2132-460  
**MAPSCO:** TAR-028K



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** BOX, D E ADDITION Block 5 Lot 8

**Jurisdictions:**

CITY OF GRAPEVINE (011)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
GRAPEVINE-COLLEYVILLE ISD (906)

**State Code:** A

**Year Built:** 1950

**Personal Property Account:** N/A

**Agent:** LAW OFFICE OF KUSH PATEL PLLC (01292)

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

**Site Number:** 00252107

**Site Name:** BOX, D E ADDITION-5-8

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

**Parcels:** 1

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

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 16,197

**Land Acres<sup>\*</sup>:** 0.3718

**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:**

CUMMINS DAN  
MULLINS NANCY

**Primary Owner Address:**

852 E TEXAS ST  
GRAPEVINE, TX 76051

**Deed Date:** 3/11/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221067165](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GENESIS REVELATION LLC	1/25/2017	<a href="#">D217020609</a>		
MULDOON ALICE FAY	5/24/2008	00000000000000	0000000	0000000
MULDOON ALICE FAY	3/23/2001	00000000000000	0000000	0000000
OXFORD ALICE FAYE	4/1/2000	00148300000135	0014830	0000135
OXFORD ALICE F;OXFORD D R MULDOON	5/15/1999	00138130000348	0013813	0000348
OXFORD ALICE FAY	6/6/1993	00000000000000	0000000	0000000
OXFORD CHARLES M EST	12/31/1900	00047230000664	0004723	0000664

## 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	\$455,212	\$204,788	\$660,000	\$660,000
2024	\$455,212	\$204,788	\$660,000	\$660,000
2023	\$509,254	\$224,788	\$734,042	\$611,600
2022	\$331,134	\$224,866	\$556,000	\$556,000
2021	\$298,465	\$224,866	\$523,331	\$523,331
2020	\$164,794	\$180,000	\$344,794	\$344,794

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.