



**Address:** [951 EASY ST](#)  
**City:** GRAPEVINE  
**Georeference:** 40930--31  
**Subdivision:** SUNSHINE HARBOR ADDITION  
**Neighborhood Code:** 3G030I

**Latitude:** 32.9350690634  
**Longitude:** -97.0653439838  
**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:** SUNSHINE HARBOR ADDITION  
Lot 31

**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:** 1966

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 03051552

**Site Name:** SUNSHINE HARBOR ADDITION-31

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,282

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,016

**Land Acres<sup>\*</sup>:** 0.1610

**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:**

CAMERON BRENDAN

**Primary Owner Address:**

951 EASY ST  
GRAPEVINE, TX 76051

**Deed Date:** 6/20/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223110490](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHEVINS FAMILY TRUST	5/14/2021	<a href="#">D221218020</a>		
CHEVINS THOMAS	8/25/2008	<a href="#">D208335229</a>	0000000	0000000
US BANK NATIONAL ASSOC	2/5/2008	<a href="#">D208052016</a>	0000000	0000000
WILSON LINDA C;WILSON STEPHEN L	3/6/1995	00118990000845	0011899	0000845
OWEN TERRY	12/31/1900	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	\$200,000	\$65,000	\$265,000	\$265,000
2024	\$243,000	\$65,000	\$308,000	\$308,000
2023	\$171,330	\$55,000	\$226,330	\$226,330
2022	\$130,212	\$30,000	\$160,212	\$160,212
2021	\$151,187	\$30,000	\$181,187	\$181,187
2020	\$170,579	\$30,000	\$200,579	\$200,579

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.