

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 03052397

Address: 857 TWILIGHT TR

City: GRAPEVINE

**Georeference:** 40930--108

Subdivision: SUNSHINE HARBOR ADDITION

Neighborhood Code: 3G030l

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

## Longitude: -97.0645027292 TAD Map: 2132-460 MAPSCO: TAR-028K

## **PROPERTY DATA**

Legal Description: SUNSHINE HARBOR ADDITION

Lot 108

**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

Notice Sent Date: 4/15/2025 Notice Value: \$241,336

Protest Deadline Date: 5/24/2024

Site Number: 03052397

**Site Name:** SUNSHINE HARBOR ADDITION-108 **Site Class:** A1 - Residential - Single Family

Latitude: 32.9334726068

Parcels: 1

Approximate Size+++: 1,377
Percent Complete: 100%

**Land Sqft\*:** 7,059 **Land Acres\*:** 0.1620

Pool: N

+++ Rounded.

## OWNER INFORMATION

Current Owner: Deed Date: 1/23/2022

BOYD ANNIE

Primary Owner Address:

Deed Volume:

Deed Page:

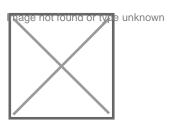
857 TWILIGHT TR
GRAPEVINE, TX 76051-4140

Instrument: 142-22-017697

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BOYD ANNIE;BOYD GARY D	12/31/1900	00000000000000	0000000	0000000

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<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



**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*
2025	\$176,336	\$65,000	\$241,336	\$223,882
2024	\$176,336	\$65,000	\$241,336	\$203,529
2023	\$180,999	\$55,000	\$235,999	\$185,026
2022	\$138,205	\$30,000	\$168,205	\$168,205
2021	\$160,107	\$30,000	\$190,107	\$189,735
2020	\$181,193	\$30,000	\$211,193	\$172,486

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **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.

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.