



**Address:** [861 TWILIGHT TR](#)  
**City:** GRAPEVINE  
**Georeference:** 40930--109  
**Subdivision:** SUNSHINE HARBOR ADDITION  
**Neighborhood Code:** 3G030I

**Latitude:** 32.9333047207  
**Longitude:** -97.0645100473  
**TAD Map:** 2132-460  
**MAPSCO:** TAR-028K



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

## PROPERTY DATA

**Legal Description:** SUNSHINE HARBOR ADDITION  
Lot 109

**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:** \$293,843

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

**Site Number:** 03052400

**Site Name:** SUNSHINE HARBOR ADDITION-109

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,801

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,886

**Land Acres<sup>\*</sup>:** 0.1580

**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:**

OLVERA JUANA GABRIELA  
ESCOBEDO EDUARDO ARELLANO

**Primary Owner Address:**

861 TWILIGHT  
GRAPEVINE, TX 76051

**Deed Date:** 8/17/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218204704](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FISHER GLENDA	4/17/2012	<a href="#">D212095960</a>	0000000	0000000
US BANK	8/5/2011	<a href="#">D212038271</a>	0000000	0000000
PUTMAN TYNETTA ANN	8/28/2007	<a href="#">D207343393</a>	0000000	0000000
PUTMAN JAMES M;PUTMAN TYNETTA A	4/10/1996	00123360002105	0012336	0002105
GOBLE JOE;GOBLE LINDA GREGORY	1/6/1993	00109100000111	0010910	0000111
GONZALEZ COLLECTION SERV INC	5/19/1992	00106470000239	0010647	0000239
HOME SAVINGS OF AMERICA	12/7/1990	00101180000385	0010118	0000385
DORSETT CINDY J;DORSETT MARK W	11/30/1987	00091400000211	0009140	0000211
WHITAKER KENNETH;WHITAKER LOIS	8/2/1984	00079100000032	0007910	0000032
HILL GENE O	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	\$228,843	\$65,000	\$293,843	\$276,800
2024	\$228,843	\$65,000	\$293,843	\$251,636
2023	\$234,931	\$55,000	\$289,931	\$228,760
2022	\$177,964	\$30,000	\$207,964	\$207,964
2021	\$206,958	\$30,000	\$236,958	\$236,958
2020	\$233,003	\$30,000	\$263,003	\$263,003

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)

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## Tarrant Appraisal District Property Information | PDF

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.