



Address: [852 TWILIGHT TR](#)
City: GRAPEVINE
Georeference: 40930--118
Subdivision: SUNSHINE HARBOR ADDITION
Neighborhood Code: 3G030I

Latitude: 32.9336418997
Longitude: -97.065002557
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 118

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: 1967

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$241,683

Protest Deadline Date: 5/24/2024

Site Number: 03052508

Site Name: SUNSHINE HARBOR ADDITION-118

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,374

Percent Complete: 100%

Land Sqft*: 7,271

Land Acres*: 0.1669

Pool: N

+++ Rounded.

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

OWNER INFORMATION

Current Owner:

ACHILLES RUTH M

Primary Owner Address:

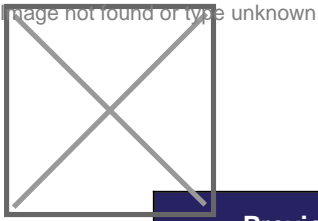
852 TWILIGHT TRL
GRAPEVINE, TX 76051

Deed Date: 12/14/2015

Deed Volume:

Deed Page:

Instrument: [D215278441](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
ACHILLES MARY IRENE EST	3/5/1986	00084750000033	0008475	0000033
MCPHERSON BOBBY	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 ⁺
2025	\$176,683	\$65,000	\$241,683	\$223,114
2024	\$176,683	\$65,000	\$241,683	\$202,831
2023	\$181,308	\$55,000	\$236,308	\$184,392
2022	\$137,629	\$30,000	\$167,629	\$167,629
2021	\$159,808	\$30,000	\$189,808	\$189,808
2020	\$170,000	\$30,000	\$200,000	\$190,389

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.