



Address: [2710 TWIN CREEK COVE](#)
City: GRAPEVINE
Georeference: 44045-1-3
Subdivision: TWIN CREEK COVE ADDTION
Neighborhood Code: 3C010K

Latitude: 32.9102134803
Longitude: -97.1152209104
TAD Map: 2114-452
MAPSCO: TAR-026Z



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

PROPERTY DATA

Legal Description: TWIN CREEK COVE ADDTION
Block 1 Lot 3

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: 1986

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$560,188

Protest Deadline Date: 5/24/2024

Site Number: 03200000

Site Name: TWIN CREEK COVE ADDTION-1-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,476

Percent Complete: 100%

Land Sqft^{*}: 14,680

Land Acres^{*}: 0.3370

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:

CLEM WILLIAM E
CLEM LYNNE

Primary Owner Address:

2710 TWIN CREEK COVE
GRAPEVINE, TX 76051

Deed Date: 12/8/2023

Deed Volume:

Deed Page:

Instrument: [D223220277](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CLEM WILLIAM E.	12/30/2022	D222297784		
CLEM LYNNE; CLEM WILLIAM E	11/18/1998	00135320000239	0013532	0000239
BEHM GREG; BEHM RAYNA	7/24/1997	00128480000609	0012848	0000609
ENRIGHT JAMES R; ENRIGHT NANCY A	10/27/1989	00097470001907	0009747	0001907
FLANSBURG PATTI; FLANSBURG STEVEN B	3/18/1987	00088870000008	0008887	0000008
SUN VALLEY CUSTOM HOMES CO	4/3/1986	00085070001780	0008507	0001780
FLANSBURG PATTI; FLANSBURG STEVEN B	11/19/1985	00083740000635	0008374	0000635
LAWRENCE CHAFFIN; LAWRENCE PAULA	1/22/1985	00080650001947	0008065	0001947
WINDOW & DOOR STORE INC	1/21/1985	00080650001945	0008065	0001945
LOR-MAR CONST CO INC	1/30/1984	00077300000666	0007730	0000666
DAVID L SPALDING	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	\$416,963	\$143,225	\$560,188	\$539,155
2024	\$416,963	\$143,225	\$560,188	\$490,141
2023	\$364,775	\$143,225	\$508,000	\$445,583
2022	\$337,000	\$143,225	\$480,225	\$405,075
2021	\$282,315	\$85,935	\$368,250	\$368,250
2020	\$272,162	\$85,935	\$358,097	\$358,097

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

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- 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.