



Address: [2714 TWIN CREEK COVE](#)
City: GRAPEVINE
Georeference: 44045-1-4R
Subdivision: TWIN CREEK COVE ADDTION
Neighborhood Code: 3C010K

Latitude: 32.9100862949
Longitude: -97.1148457538
TAD Map: 2114-452
MAPSCO: TAR-026Z



Google Map or type unknown

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

PROPERTY DATA

Legal Description: TWIN CREEK COVE ADDTION
Block 1 Lot 4R

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: OOWNWELL INC (12140)

Notice Sent Date: 4/15/2025

Notice Value: \$681,433

Protest Deadline Date: 5/24/2024

Site Number: 40459888

Site Name: TWIN CREEK COVE ADDTION-1-4R

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,962

Percent Complete: 100%

Land Sqft^{*}: 18,754

Land Acres^{*}: 0.4305

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

EATON REBECCA

Primary Owner Address:

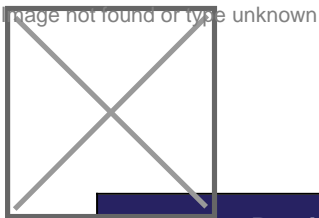
2714 TWIN CREEK COVE
GRAPEVINE, TX 76051

Deed Date: 9/12/2022

Deed Volume:

Deed Page:

Instrument: [D222229204](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
LOVATO COREY LEE	5/28/2013	D213136261	0000000	0000000
HIMES CONNIE;HIMES RONALD	5/12/2006	D206149651	0000000	0000000
CHAFFIN LAWRENCE;CHAFFIN PAULA	1/1/2003	000000000000000	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	\$519,995	\$161,438	\$681,433	\$672,365
2024	\$519,995	\$161,438	\$681,433	\$611,241
2023	\$394,236	\$161,438	\$555,674	\$555,674
2022	\$416,502	\$161,438	\$577,940	\$473,000
2021	\$333,138	\$96,862	\$430,000	\$430,000
2020	\$333,138	\$96,862	\$430,000	\$430,000

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.