



LOCATION

Address: [1218 SANDHURST CT](#)
City: GRAPEVINE
Georeference: 14218-1-25
Subdivision: FOREST LAKE ADDN-GRAPEVINE
Neighborhood Code: 3G010M

Latitude: 32.9487405295
Longitude: -97.0894964886
TAD Map: 2126-464
MAPSCO: TAR-027G



Google Map or type unknown

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

PROPERTY DATA

Legal Description: FOREST LAKE ADDN-
GRAPEVINE Block 1 Lot 25

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

Protest Deadline Date: 5/15/2025

Site Number: 05162556

Site Name: FOREST LAKE ADDN-GRAPEVINE-1-25

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,940

Percent Complete: 100%

Land Sqft^{*}: 10,674

Land Acres^{*}: 0.2450

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:

GUCKEL R E
GUCKEL S B YARBOROUGH

Primary Owner Address:

PO BOX 672
GRAPEVINE, TX 76099-0672

Deed Date: 5/24/1994

Deed Volume: 0011595

Deed Page: 0001207

Instrument: 00115950001207

Previous Owners	Date	Instrument	Deed Volume	Deed Page
STUBBLEFIELD LORI;STUBBLEFIELD R BENNETT	4/7/1993	00110380000827	0011038	0000827
BRADFORD DEBORA;BRADFORD STUART M	6/24/1988	00093160002101	0009316	0002101
EUBANKS KIM L;EUBANKS LAURA	4/30/1986	00089840002309	0008984	0002309
BRAEWOOD DEVELOPMENT CORP	12/31/1985	00084140000660	0008414	0000660
FOREST LAKE JOINT VENTURE	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	\$0	\$0	\$0	\$0
2024	\$384,947	\$72,250	\$457,197	\$410,497
2023	\$362,552	\$63,750	\$426,302	\$373,179
2022	\$347,827	\$42,500	\$390,327	\$339,254
2021	\$270,913	\$37,500	\$308,413	\$308,413
2020	\$273,062	\$50,000	\$323,062	\$323,062

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.