



Address: [3805 SHADY MEADOW DR](#)
City: GRAPEVINE
Georeference: 46093-3-3
Subdivision: WESTERN OAKS (GRAPEVINE)
Neighborhood Code: 3C031L

Latitude: 32.9026134208
Longitude: -97.1074874726
TAD Map: 2120-448
MAPSCO: TAR-041A



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WESTERN OAKS (GRAPEVINE)
Block 3 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: 1989
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$767,517
Protest Deadline Date: 5/24/2024

Site Number: 05629713
Site Name: WESTERN OAKS (GRAPEVINE)-3-3
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,076
Percent Complete: 100%
Land Sqft^{*}: 19,337
Land Acres^{*}: 0.4439
Pool: Y

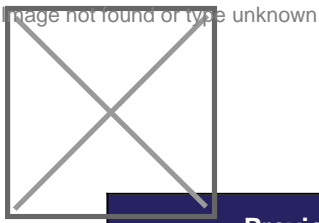
+++ Rounded.

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

OWNER INFORMATION

Current Owner:
SANS WILLIAM NICHOLAS
Primary Owner Address:
3805 SHADY MEADOW DR
GRAPEVINE, TX 76051

Deed Date: 6/23/2014
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D214136804](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
SHELTON DEBORAH;SHELTON KIM	1/12/2007	D207035811	0000000	0000000
BOOM F A;BOOM MARIAN	12/30/1998	00135940000007	0013594	0000007
WILSON RICHARD BRYANT	9/14/1994	00117320000959	0011732	0000959
JENSEN BARBARA;JENSEN DANIEL	10/27/1989	00097550002347	0009755	0002347
BEAR CREEK BUILDING CO INC	6/7/1989	00096200001528	0009620	0001528
TARFIVE INC	10/27/1988	00094280000361	0009428	0000361
WILDWOOD III JV	1/1/1984	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	\$545,567	\$221,950	\$767,517	\$767,517
2024	\$545,567	\$221,950	\$767,517	\$699,116
2023	\$543,004	\$221,950	\$764,954	\$635,560
2022	\$409,609	\$221,950	\$631,559	\$577,782
2021	\$392,086	\$133,170	\$525,256	\$525,256
2020	\$392,086	\$133,170	\$525,256	\$487,839

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.