



**Address:** [1709 BRETENMEADOW DR](#)  
**City:** GRAPEVINE  
**Georeference:** 15399-2-14  
**Subdivision:** GLADE LANDING ADDITION  
**Neighborhood Code:** 3C100J

**Latitude:** 32.8837103474  
**Longitude:** -97.0888351612  
**TAD Map:** 2126-440  
**MAPSCO:** TAR-041L



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** GLADE LANDING ADDITION  
Block 2 Lot 14

**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:** 1991

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$502,029

**Protest Deadline Date:** 5/24/2024

**Site Number:** 05823552

**Site Name:** GLADE LANDING ADDITION-2-14

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,598

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,474

**Land Acres<sup>\*</sup>:** 0.1715

**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**

THE TALAMANTES FAMILY LIVING TRUST

**Primary Owner Address:**

1709 BRETENMEADOW DR  
GRAPEVINE, TX 76051

**Deed Date:** 12/2/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216298329](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TALAMANTES MARY;TALAMANTES ROLAND	10/18/1991	00104210000120	0010421	0000120
LEGACY ENTERPRISES INC	7/19/1990	00099920000096	0009992	0000096
GLADE LANDING DEV CORP	1/1/1985	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 <sup>+</sup>
2025	\$416,229	\$85,800	\$502,029	\$502,029
2024	\$416,229	\$85,800	\$502,029	\$489,275
2023	\$463,263	\$85,800	\$549,063	\$444,795
2022	\$350,666	\$85,800	\$436,466	\$404,359
2021	\$292,599	\$75,000	\$367,599	\$367,599
2020	\$294,832	\$75,000	\$369,832	\$369,832

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.