

Tarrant Appraisal District

Property Information | PDF

Account Number: 07714815

Address: 1717 WILDFLOWER TR

City: GRAPEVINE

Georeference: 25488H-2-5

Subdivision: MEADOW PARK ADDITION-GRAPEVINE

Neighborhood Code: 3C100F

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

PROPERTY DATA

Legal Description: MEADOW PARK ADDITION-

GRAPEVINE Block 2 Lot 5

Jurisdictions:

Site Number: 07714815 CITY OF GRAPEVINE (011)

Site Name: MEADOW PARK ADDITION-GRAPEVINE-2-5 **TARRANT COUNTY (220)**

Site Class: A1 - Residential - Single Family TARRANT COUNTY HOSPITAL (224)

Parcels: 1 **TARRANT COUNTY COLLEGE (225)**

Approximate Size+++: 1,995 GRAPEVINE-COLLEYVILLE ISD (906) State Code: A Percent Complete: 100%

Year Built: 2002 **Land Sqft***: 5,980

Personal Property Account: N/A **Land Acres***: 0.1372

Agent: None Pool: Y

Protest Deadline Date: 5/24/2024

+++ Rounded.

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

OWNER INFORMATION

Current Owner:

LESLIE CRANDELL LIVING TRUST

Primary Owner Address:

1717 WILDFLOWER TRL GRAPEVINE, TX 76051

Deed Date: 5/13/2019

Latitude: 32.8821483182

TAD Map: 2120-440 MAPSCO: TAR-041L

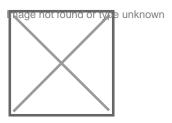
Longitude: -97.0899789686

Deed Volume: Deed Page:

Instrument: D219156473

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CRANDELL LESLIE A	1/24/2003	00163490000200	0016349	0000200
FOUNDERS DEVELOPMENT CO LLC	1/1/2000	00000000000000	0000000	0000000

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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	\$461,350	\$68,650	\$530,000	\$530,000
2024	\$461,350	\$68,650	\$530,000	\$530,000
2023	\$473,484	\$68,650	\$542,134	\$487,095
2022	\$397,770	\$68,650	\$466,420	\$442,814
2021	\$312,558	\$90,000	\$402,558	\$402,558
2020	\$302,435	\$90,000	\$392,435	\$392,435

Pending indicates that the property record has not yet been completed for the indicated tax year.

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.

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⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.