



Address: [1717 WILDFLOWER TR](#)
City: GRAPEVINE
Georeference: 25488H-2-5
Subdivision: MEADOW PARK ADDITION-GRAPEVINE
Neighborhood Code: 3C100F

Latitude: 32.8821483182
Longitude: -97.0899789686
TAD Map: 2120-440
MAPSCO: TAR-041L



Google Map or type unknown

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

PROPERTY DATA

Legal Description: MEADOW PARK ADDITION-
GRAPEVINE Block 2 Lot 5

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: 2002
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 07714815
Site Name: MEADOW PARK ADDITION-GRAPEVINE-2-5
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,995
Percent Complete: 100%
Land Sqft^{*}: 5,980
Land Acres^{*}: 0.1372
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:
LESLIE CRANDELL LIVING TRUST
Primary Owner Address:
1717 WILDFLOWER TRL
GRAPEVINE, TX 76051

Deed Date: 5/13/2019
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



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.

+ 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.