



**Address:** [1725 WILDFLOWER TR](#)  
**City:** GRAPEVINE  
**Georeference:** 25488H-2-1  
**Subdivision:** MEADOW PARK ADDITION-GRAPEVINE  
**Neighborhood Code:** 3C100F

**Latitude:** 32.8821484581  
**Longitude:** -97.0906759605  
**TAD Map:** 2120-440  
**MAPSCO:** TAR-041L



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

## PROPERTY DATA

**Legal Description:** MEADOW PARK ADDITION-GRAPEVINE Block 2 Lot 1

**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:** 2003

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 07714777

**Site Name:** MEADOW PARK ADDITION-GRAPEVINE-2-1

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,853

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,831

**Land Acres<sup>\*</sup>:** 0.1797

**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:**

JANMOHAMMAD SABAH SHOWKET

**Primary Owner Address:**

1725 WILDFLOWER TRL  
GRAPEVINE, TX 76051

**Deed Date:** 6/5/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224099313](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCCLENDON ALANE;MCCLENDON MICHAEL	8/4/2006	<a href="#">D206242454</a>	0000000	0000000
RICHARD JEAN G;RICHARD JENNIFER	5/13/2004	<a href="#">D204170617</a>	0000000	0000000
FOUNDERS DEV CO LLC	11/11/2003	<a href="#">D203434871</a>	0000000	0000000
CARY CLARKE HOMES INC	6/17/2003	00168350000232	0016835	0000232
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 <sup>+</sup>
2025	\$536,649	\$89,900	\$626,549	\$626,549
2024	\$536,649	\$89,900	\$626,549	\$626,549
2023	\$551,830	\$89,900	\$641,730	\$547,573
2022	\$469,407	\$89,900	\$559,307	\$497,794
2021	\$362,540	\$90,000	\$452,540	\$452,540
2020	\$341,646	\$90,000	\$431,646	\$431,646

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

There are no exemptions for this property

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.