



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



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: 5/15/2025

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.