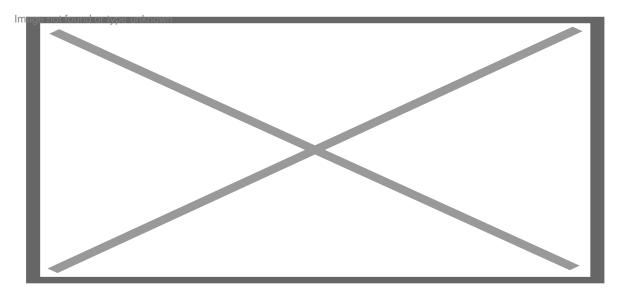


# Tarrant Appraisal District Property Information | PDF Account Number: 07714831

### Address: 1713 WILDFLOWER TR

City: GRAPEVINE Georeference: 25488H-2-7 Subdivision: MEADOW PARK ADDITION-GRAPEVINE Neighborhood Code: 3C100F Latitude: 32.8821479161 Longitude: -97.0896420909 TAD Map: 2126-440 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 7

#### 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

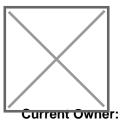
Personal Property Account: N/A Agent: CHANDLER CROUCH (11730) Protest Deadline Date: 5/15/2025 Site Number: 07714831 Site Name: MEADOW PARK ADDITION-GRAPEVINE-2-7 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 2,786 Percent Complete: 100% Land Sqft<sup>\*</sup>: 5,980 Land Acres<sup>\*</sup>: 0.1372 Pool: N

#### +++ Rounded.

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

### **OWNER INFORMATION**





BOGGS MICHAEL J

Primary Owner Address: 1713 WILDFLOWER TR GRAPEVINE, TX 76051-8415 Deed Date: 5/23/2013 Deed Volume: 0000000 Deed Page: 0000000 Instrument: D213133923

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ARTHUR AMY J;ARTHUR THOMAS JR	3/19/2004	D204086961	000000	0000000
FOUNDERS DEVELOPMENT CO LLC	9/5/2003	D203345613	0017201	0000073
CARY CLARKE HOMES INC	6/17/2003	00168350000232	0016835	0000232
FOUNDERS DEVELOPMENT CO LLC	1/1/2000	000000000000000000000000000000000000000	000000	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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$462,074	\$68,650	\$530,724	\$520,994
2023	\$538,880	\$68,650	\$607,530	\$473,631
2022	\$458,916	\$68,650	\$527,566	\$430,574
2021	\$301,431	\$90,000	\$391,431	\$391,431
2020	\$301,431	\$90,000	\$391,431	\$391,431

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.