



**Address:** [1711 WILDFLOWER TR](#)  
**City:** GRAPEVINE  
**Georeference:** 25488H-2-8  
**Subdivision:** MEADOW PARK ADDITION-GRAPEVINE  
**Neighborhood Code:** 3C100F

**Latitude:** 32.8821448499  
**Longitude:** -97.0894518682  
**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 8

**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:** TEXAS TAX PROTEST (05909)

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

**Site Number:** 07714858

**Site Name:** MEADOW PARK ADDITION-GRAPEVINE-2-8

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,196

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,497

**Land Acres<sup>\*</sup>:** 0.1721

**Pool:** Y

<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:**  
IVERS-JULIAN REVOCABLE TRUST  
**Primary Owner Address:**  
1711 WILDFLOWER TRL  
GRAPEVINE, TX 76051

**Deed Date:** 9/26/2023  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D223173774](#)

| Previous Owners                         | Date       | Instrument                 | Deed Volume | Deed Page |
|---|------------|----------------------------|-------------|-----------|
| IVERS DAVID LAWRENCE;JULIAN CHRISTOPHER | 5/16/2023  | <a href="#">D223086728</a> |             |           |
| COMBINER LLC                            | 3/16/2021  | <a href="#">D221073611</a> |             |           |
| MILLER CATHERINE;MILLER CRAIG           | 1/4/2021   | <a href="#">D221006048</a> |             |           |
| TRIUMPH LAND & CAPITAL MGT LLC          | 4/30/2014  | <a href="#">D214089676</a> | 0000000     | 0000000   |
| ARNESS JAME;ARNESS JOANNE               | 12/20/2002 | 00164550000301             | 0016455     | 0000301   |
| 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 | \$0                | \$0         | \$0          | \$0                          |
| 2024 | \$588,950          | \$86,050    | \$675,000    | \$675,000                    |
| 2023 | \$558,698          | \$86,050    | \$644,748    | \$644,748                    |
| 2022 | \$388,950          | \$86,050    | \$475,000    | \$475,000                    |
| 2021 | \$385,000          | \$90,000    | \$475,000    | \$475,000                    |
| 2020 | \$397,413          | \$90,000    | \$487,413    | \$487,413                    |

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.