



LOCATION

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



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 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⁺⁺⁺: 2,853

Percent Complete: 100%

Land Sqft^{*}: 7,831

Land Acres^{*}: 0.1797

Pool: N

⁺⁺⁺ Rounded.

^{*} 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	D206242454	0000000	0000000
RICHARD JEAN G;RICHARD JENNIFER	5/13/2004	D204170617	0000000	0000000
FOUNDERS DEV CO LLC	11/11/2003	D203434871	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 ⁺
2025	\$0	\$0	\$0	\$0
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.