



Address: [1405 RIDER CIR](#)
City: GRAPEVINE
Georeference: 2775-3-2
Subdivision: BLAIR MANOR ESTATES
Neighborhood Code: 3G020B

Latitude: 32.9631165594
Longitude: -97.0910407396
TAD Map: 2120-468
MAPSCO: TAR-013Y



Google Map or type unknown

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

PROPERTY DATA

Legal Description: BLAIR MANOR ESTATES Block
3 Lot 2

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: 1990

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Notice Sent Date: 4/15/2025

Notice Value: \$448,321

Protest Deadline Date: 5/24/2024

Site Number: 05788560

Site Name: BLAIR MANOR ESTATES-3-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,192

Percent Complete: 100%

Land Sqft^{*}: 7,895

Land Acres^{*}: 0.1812

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:

WILLETT LINDA B

Primary Owner Address:

1405 RIDER CIR
GRAPEVINE, TX 76051-4965

Deed Date: 9/24/2002

Deed Volume: 0015998

Deed Page: 0000230

Instrument: 00159980000230

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SACCENTE CAROL L	7/31/1996	00124700000045	0012470	0000045
HENRY NOREEN P;HENRY RAYMOND T	10/22/1990	00100790002194	0010079	0002194
PALPANT MICHAEL L	6/21/1990	00099630000319	0009963	0000319
TATE CUSTOM BUILDERS INC	1/1/1985	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	\$353,321	\$95,000	\$448,321	\$424,505
2024	\$353,321	\$95,000	\$448,321	\$385,914
2023	\$382,642	\$70,000	\$452,642	\$350,831
2022	\$286,129	\$60,000	\$346,129	\$318,937
2021	\$229,943	\$60,000	\$289,943	\$289,943
2020	\$229,943	\$60,000	\$289,943	\$289,943

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.