



Address: [1417 RIDER CIR](#)
City: GRAPEVINE
Georeference: 2775-3-5
Subdivision: BLAIR MANOR ESTATES
Neighborhood Code: 3G020B

Latitude: 32.9631223455
Longitude: -97.0916963019
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 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: 1991

Personal Property Account: N/A

Agent: OOWNWELL INC (12140)

Protest Deadline Date: 5/24/2024

Site Number: 05788587

Site Name: BLAIR MANOR ESTATES-3-5

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,035

Percent Complete: 100%

Land Sqft^{*}: 7,502

Land Acres^{*}: 0.1722

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:

SWENSON CHRISTOPHER

SWESON CARLA

Primary Owner Address:

1417 RIDER CIR
GRAPEVINE, TX 76051

Deed Date: 1/13/2022

Deed Volume:

Deed Page:

Instrument: [D222015721](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MAINZ PATRICIA	8/26/2013	D213228011	0000000	0000000
TERRY LINDSAY;TERRY MATTHEW D	2/26/2009	D209053874	0000000	0000000
PORTER JO LYNN	8/31/2001	00151230000027	0015123	0000027
KROMKE KARL E 111;KROMKE ULRIKE	4/18/1997	00127500000201	0012750	0000201
BELL STEPHANIE;BELL WILLIAM	2/4/1992	00105260001097	0010526	0001097
WEEKLEY HOMES INC	9/25/1991	00104030000035	0010403	0000035
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	\$399,664	\$95,000	\$494,664	\$494,664
2024	\$399,664	\$95,000	\$494,664	\$494,664
2023	\$402,775	\$70,000	\$472,775	\$472,775
2022	\$283,264	\$60,000	\$343,264	\$343,264
2021	\$285,432	\$60,000	\$345,432	\$329,794
2020	\$239,813	\$60,000	\$299,813	\$299,813

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.