



Address: [1421 RIDER CIR](#)
City: GRAPEVINE
Georeference: 2775-3-6
Subdivision: BLAIR MANOR ESTATES
Neighborhood Code: 3G020B

Latitude: 32.9631270709
Longitude: -97.0919186136
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 6

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: None

Notice Sent Date: 4/15/2025

Notice Value: \$453,488

Protest Deadline Date: 5/15/2025

Site Number: 05788609

Site Name: BLAIR MANOR ESTATES-3-6

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,298

Percent Complete: 100%

Land Sqft^{*}: 7,857

Land Acres^{*}: 0.1803

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:

ISRAEL MELISSA H

Primary Owner Address:

1421 RIDER CIR
GRAPEVINE, TX 76051

Deed Date: 9/5/2014

Deed Volume:

Deed Page:

Instrument: [D214195967](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BUDNIK BARBARA	5/22/2014	D214107260	0000000	0000000
BUDNIK BARBARA	4/28/1999	00137860000208	0013786	0000208
MCNUNN CHRISTINE;MCNUNN SEAN T	11/5/1996	00125750001598	0012575	0001598
GROSSHOLZ FRED P	6/19/1991	00102950002002	0010295	0002002
CALAIS CONSTRUCTION INC	12/7/1990	00101260000114	0010126	0000114
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	\$358,488	\$95,000	\$453,488	\$453,488
2024	\$358,488	\$95,000	\$453,488	\$426,341
2023	\$403,555	\$70,000	\$473,555	\$387,583
2022	\$292,348	\$60,000	\$352,348	\$352,348
2021	\$292,483	\$60,000	\$352,483	\$322,073
2020	\$232,794	\$60,000	\$292,794	\$292,794

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.