



Address: [1433 RIDER CIR](#)
City: GRAPEVINE
Georeference: 2775-3-9
Subdivision: BLAIR MANOR ESTATES
Neighborhood Code: 3G020B

Latitude: 32.9631314262
Longitude: -97.0925765495
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 9

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: 1985

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$491,193

Protest Deadline Date: 5/24/2024

Site Number: 05788633

Site Name: BLAIR MANOR ESTATES-3-9

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,290

Percent Complete: 100%

Land Sqft^{*}: 7,771

Land Acres^{*}: 0.1783

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:

THIBODEAUX TIMOTHY
THIBODEAUX A D

Primary Owner Address:

1433 RIDER CIR
GRAPEVINE, TX 76051-4965

Deed Date: 10/12/1998

Deed Volume: 0013466

Deed Page: 0000443

Instrument: 00134660000443

Previous Owners	Date	Instrument	Deed Volume	Deed Page
STOLEN BRENT A	12/22/1992	00109020002270	0010902	0002270
AMERICAN BANK GRAPEVINE	10/1/1991	00104110000052	0010411	0000052
TRAVERSE CONNIE R;TRAVERSE G M	2/3/1988	00091870001053	0009187	0001053
G T DESIGNER HOMES INC	8/7/1985	00082680000901	0008268	0000901
TATE CUSTOM BLDR 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	\$396,193	\$95,000	\$491,193	\$452,833
2024	\$396,193	\$95,000	\$491,193	\$411,666
2023	\$399,441	\$70,000	\$469,441	\$374,242
2022	\$280,220	\$60,000	\$340,220	\$340,220
2021	\$282,480	\$60,000	\$342,480	\$311,489
2020	\$223,172	\$60,000	\$283,172	\$283,172

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.