



**Address:** [1453 RIDER CIR](#)  
**City:** GRAPEVINE  
**Georeference:** 2775-3-14  
**Subdivision:** BLAIR MANOR ESTATES  
**Neighborhood Code:** 3G020B

**Latitude:** 32.9637506989  
**Longitude:** -97.0929918778  
**TAD Map:** 2120-472  
**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 14

**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:** \$509,000

**Protest Deadline Date:** 5/24/2024

**Site Number:** 05788692

**Site Name:** BLAIR MANOR ESTATES-3-14

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,203

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,486

**Land Acres<sup>\*</sup>:** 0.1948

**Pool:** Y

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

KELLEY BONNIE L

**Primary Owner Address:**

1453 RIDER CIR  
GRAPEVINE, TX 76051-4965

**Deed Date:** 4/1/1993

**Deed Volume:** 0011011

**Deed Page:** 0000132

**Instrument:** 00110110000132

| Previous Owners                | Date      | Instrument      | Deed Volume | Deed Page |
|--------------------------------|-----------|-----------------|-------------|-----------|
| CRESSWELL ANNE;CRESSWELL COLIN | 6/11/1986 | 00085770000275  | 0008577     | 0000275   |
| G T DESIGNER HOMES INC         | 6/27/1985 | 00082260001036  | 0008226     | 0001036   |
| TATE CUSTOM BLDR INC           | 1/1/1985  | 000000000000000 | 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 <sup>+</sup> |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$390,000          | \$95,000    | \$485,000    | \$417,269                    |
| 2024 | \$414,000          | \$95,000    | \$509,000    | \$379,335                    |
| 2023 | \$407,000          | \$70,000    | \$477,000    | \$344,850                    |
| 2022 | \$297,607          | \$60,000    | \$357,607    | \$313,500                    |
| 2021 | \$225,000          | \$60,000    | \$285,000    | \$285,000                    |
| 2020 | \$225,000          | \$60,000    | \$285,000    | \$285,000                    |

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.