



**Address:** [1461 RIDER CIR](#)  
**City:** GRAPEVINE  
**Georeference:** 2775-3-16  
**Subdivision:** BLAIR MANOR ESTATES  
**Neighborhood Code:** 3G020B

**Latitude:** 32.9635527399  
**Longitude:** -97.0925219315  
**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 16

**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:** 1989

**Personal Property Account:** N/A

**Agent:** OOWNWELL INC (12140)

**Protest Deadline Date:** 7/12/2024

**Site Number:** 05788714

**Site Name:** BLAIR MANOR ESTATES-3-16

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,714

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,068

**Land Acres<sup>\*</sup>:** 0.2081

**Pool:** N

<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:**

MILLER JOSEPH S

**Primary Owner Address:**

1461 RIDER CIR  
GRAPEVINE, TX 76051

**Deed Date:** 4/8/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222095133](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SMITH PAMELA T;SMITH TIMOTHY E	7/28/1995	00120450001832	0012045	0001832
NICKEL BRIAN L;NICKEL JANEY	8/18/1989	00096820001224	0009682	0001224
PALPANT MICHAEL	2/15/1989	00095180000312	0009518	0000312
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 <sup>+</sup>
2025	\$345,179	\$95,000	\$440,179	\$440,179
2024	\$398,000	\$95,000	\$493,000	\$493,000
2023	\$421,000	\$70,000	\$491,000	\$491,000
2022	\$326,930	\$60,000	\$386,930	\$386,930
2021	\$329,484	\$60,000	\$389,484	\$352,230
2020	\$260,209	\$60,000	\$320,209	\$320,209

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.