



Address: [1413 RIDER CIR](#)
City: GRAPEVINE
Georeference: 2775-3-4
Subdivision: BLAIR MANOR ESTATES
Neighborhood Code: 3G020B

Latitude: 32.963120975
Longitude: -97.0914736665
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 4

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: THE RAY TAX GROUP LLC (01008)

Protest Deadline Date: 5/24/2024

Site Number: 05987393

Site Name: BLAIR MANOR ESTATES-3-4

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,672

Percent Complete: 100%

Land Sqft^{*}: 7,772

Land Acres^{*}: 0.1784

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:

THE KISHIYAMA LIVING TRUST

Primary Owner Address:

1413 RIDER CIR
GRAPEVINE, TX 76051

Deed Date: 11/30/2016

Deed Volume:

Deed Page:

Instrument: [D216279884](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KISHIYAMA KEVIN SADAMU	12/7/2010	D210313136	0000000	0000000
KISHIYAMA KEVIN S;KISHIYAMA WENDY ANN	12/27/1991	00104890001228	0010489	0001228
WEEKLEY HOMES INC	9/11/1991	00103920001437	0010392	0001437
TATE CUSTOM BUILDERS INC	1/1/1986	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	\$308,964	\$95,000	\$403,964	\$403,964
2024	\$401,195	\$95,000	\$496,195	\$496,195
2023	\$400,177	\$70,000	\$470,177	\$470,177
2022	\$197,226	\$60,000	\$257,226	\$257,226
2021	\$197,226	\$60,000	\$257,226	\$257,226
2020	\$197,226	\$60,000	\$257,226	\$257,226

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

There are no exemptions for this property

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.