



Address: [1445 RIDER CIR](#)
City: GRAPEVINE
Georeference: 2775-3-12R
Subdivision: BLAIR MANOR ESTATES
Neighborhood Code: 3G020B

Latitude: 32.963328533
Longitude: -97.093214211
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 12R

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: CHANDLER CROUCH (11730)

Notice Sent Date: 4/15/2025

Notice Value: \$489,561

Protest Deadline Date: 5/24/2024

Site Number: 06417264

Site Name: BLAIR MANOR ESTATES-3-12R

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,648

Percent Complete: 100%

Land Sqft^{*}: 8,033

Land Acres^{*}: 0.1844

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

AILSHIE KATIE

Primary Owner Address:

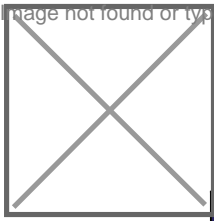
1445 RIDER CIR
GRAPEVINE, TX 76051

Deed Date: 2/21/2018

Deed Volume:

Deed Page:

Instrument: [D218040598](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
PORTER DON	9/11/2014	d21404699		
BOZARTH ERRETT J	4/15/1988	00092720002203	0009272	0002203

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	\$394,561	\$95,000	\$489,561	\$454,414
2024	\$394,561	\$95,000	\$489,561	\$413,104
2023	\$428,461	\$70,000	\$498,461	\$375,549
2022	\$311,143	\$60,000	\$371,143	\$341,408
2021	\$250,371	\$60,000	\$310,371	\$310,371
2020	\$250,371	\$60,000	\$310,371	\$310,371

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.