



**Address:** [1449 RIDER CIR](#)  
**City:** GRAPEVINE  
**Georeference:** 2775-3-13R  
**Subdivision:** BLAIR MANOR ESTATES  
**Neighborhood Code:** 3G020B

**Latitude:** 32.9635797368  
**Longitude:** -97.0932081465  
**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 13R

**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:** OOWNWELL INC (12140)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$478,000

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

**Site Number:** 06417272

**Site Name:** BLAIR MANOR ESTATES-3-13R

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,254

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,843

**Land Acres<sup>\*</sup>:** 0.2259

**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:**

STINSON MONIQUE

**Primary Owner Address:**

1449 RIDER CIR  
GRAPEVINE, TX 76051-4965

**Deed Date:** 7/29/2011

**Deed Volume:** 00000000

**Deed Page:** 00000000

**Instrument:** [D211184638](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BOZARTH LISA M	1/21/2005	<a href="#">D205030191</a>	0000000	0000000
ROBEY JANET LYNN;ROBEY RICHARD ELLIS JR	9/28/1998	00134400000307	0013440	0000307
CHABOT DONNA L	8/26/1993	000000000000000	0000000	0000000
MARTIN DONNA L	6/1/1988	00092840000089	0009284	0000089

## 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	\$330,435	\$95,000	\$425,435	\$387,987
2024	\$383,000	\$95,000	\$478,000	\$352,715
2023	\$376,000	\$70,000	\$446,000	\$320,650
2022	\$280,221	\$60,000	\$340,221	\$291,500
2021	\$205,000	\$60,000	\$265,000	\$265,000
2020	\$205,000	\$60,000	\$265,000	\$265,000

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.