



**Address:** [2020 MONTCLAIR DR](#)  
**City:** FORT WORTH  
**Georeference:** 11000-2-13B  
**Subdivision:** EDGEWOOD HEIGHTS ADDITION  
**Neighborhood Code:** 1H030C

**Latitude:** 32.7478110282  
**Longitude:** -97.2517825503  
**TAD Map:** 2072-392  
**MAPSCO:** TAR-079A



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** EDGEWOOD HEIGHTS  
ADDITION Block 2 Lot 13B

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
FORT WORTH ISD (905)

**State Code:** A

**Year Built:** 1957

**Personal Property Account:** N/A

**Agent:** TEXAS PROPERTY TAX REDUCTIONS LLC (00824)

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

**Site Number:** 00813478

**Site Name:** EDGEWOOD HEIGHTS ADDITION-2-13B

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,164

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 12,993

**Land Acres<sup>\*</sup>:** 0.2982

<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:**

QSR & B PROP LP & W RUCKER

**Primary Owner Address:**

PO BOX 210487  
BEDFORD, TX 76095

**Deed Date:** 6/26/2009

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D209171936](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SECRETARY OF HUD	8/26/2008	<a href="#">D209013403</a>	0000000	0000000
BANK OF NEW YORK	8/5/2008	<a href="#">D208316048</a>	0000000	0000000
SMITH CHRISTOPHER;SMITH TINA	4/25/2003	00166440000349	0016644	0000349
HAMMONS MARY JEAN	5/17/1993	00110650000778	0011065	0000778
TEAM BANK	2/4/1992	00105230000265	0010523	0000265
RILEY CAROLYN;RILEY FRANK W JR	3/9/1987	00088690001929	0008869	0001929
MCLAUGHLIN JACK R	12/31/1900	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	\$152,188	\$32,993	\$185,181	\$185,181
2024	\$152,188	\$32,993	\$185,181	\$185,181
2023	\$147,808	\$32,993	\$180,801	\$180,801
2022	\$82,756	\$25,000	\$107,756	\$107,756
2021	\$82,756	\$25,000	\$107,756	\$107,756
2020	\$82,756	\$25,000	\$107,756	\$107,756

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.