



Address: [2004 MONTCLAIR DR](#)
City: FORT WORTH
Georeference: 11000-2-15R
Subdivision: EDGEWOOD HEIGHTS ADDITION
Neighborhood Code: 1H030C

Latitude: 32.7482944291
Longitude: -97.2516684786
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 15R

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: 1954

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 00813559

Site Name: EDGEWOOD HEIGHTS ADDITION-2-15R

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,525

Percent Complete: 100%

Land Sqft^{*}: 7,280

Land Acres^{*}: 0.1671

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:

SMITH BRANDEN BOYD

Primary Owner Address:

2004 MONTCLAIR DR
FORT WORTH, TX 76103-2036

Deed Date: 11/29/2010

Deed Volume: 00000000

Deed Page: 00000000

Instrument: [D210295690](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RASH DAVID;RASH SUSAN	6/21/1985	00082200001322	0008220	0001322
OAKES INEZ M;OAKES ROBERT JR	6/30/1983	00075460000443	0007546	0000443
WHITTEN M J;WHITTEN R D	12/31/1900	00047410000841	0004741	0000841

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	\$131,026	\$21,840	\$152,866	\$152,866
2024	\$131,026	\$21,840	\$152,866	\$152,866
2023	\$128,075	\$21,840	\$149,915	\$140,091
2022	\$113,069	\$25,000	\$138,069	\$127,355
2021	\$97,603	\$25,000	\$122,603	\$115,777
2020	\$80,252	\$25,000	\$105,252	\$105,252

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.