



**Address:** [1709 MONTCLAIR DR](#)  
**City:** FORT WORTH  
**Georeference:** 24520-1-5  
**Subdivision:** LYNNHAVEN ADDITION  
**Neighborhood Code:** 1H030C

**Latitude:** 32.7532342742  
**Longitude:** -97.2519330691  
**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:** LYNNHAVEN ADDITION Block 1  
Lot 5

**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:** OCONNOR & ASSOCIATES (00436)

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

**Notice Value:** \$170,422

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

**Site Number:** 01620010

**Site Name:** LYNNHAVEN ADDITION-1-5

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,790

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 12,900

**Land Acres<sup>\*</sup>:** 0.2961

**Pool:** Y

<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:**

SHIVONE MARIAN

**Primary Owner Address:**

1709 MONTCLAIR DR  
FORT WORTH, TX 76103

**Deed Date:** 11/7/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217264301](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SHIVONE MARIAN;SHIVONE THOMAS	6/30/2015	<a href="#">D215146533</a>		
SHIVONE THOMAS	2/22/2012	<a href="#">D212048232</a>	0000000	0000000
SMITH BRINTON	9/21/2009	<a href="#">D209280635</a>	0000000	0000000
DEUTSCHE BANK NATIONAL TR CO	7/7/2009	<a href="#">D209196022</a>	0000000	0000000
TURNER DONNA	8/10/2006	<a href="#">D206260225</a>	0000000	0000000
ABID JUDY S;ABID MOHAMMAD H	2/10/1989	00095140001200	0009514	0001200
HOY BECKY;HOY WILLIAM BRENT	2/7/1989	00095140001195	0009514	0001195
HOY SHIRLEY D	4/1/1982	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	\$116,065	\$32,900	\$148,965	\$148,965
2024	\$137,522	\$32,900	\$170,422	\$159,441
2023	\$146,021	\$32,900	\$178,921	\$144,946
2022	\$124,557	\$30,000	\$154,557	\$131,769
2021	\$110,000	\$30,000	\$140,000	\$119,790
2020	\$95,001	\$30,000	\$125,001	\$108,900

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.