



Address: [1717 MONTCLAIR DR](#)
City: FORT WORTH
Georeference: 24520-1-7
Subdivision: LYNNHAVEN ADDITION
Neighborhood Code: 1H030C

Latitude: 32.7528258353
Longitude: -97.2519346169
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 7

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: 1956

Personal Property Account: N/A

Agent: RESOLUTE PROPERTY TAX SOLUTION (00988)

Protest Deadline Date: 5/24/2024

Site Number: 01620037

Site Name: LYNNHAVEN ADDITION-1-7

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,580

Percent Complete: 100%

Land Sqft^{*}: 12,900

Land Acres^{*}: 0.2961

Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

SCHNEIDER TARRANT COUNTY LLC

Primary Owner Address:

3740 CORN VALLEY RD
GRAND PRAIRIE, TX 75052

Deed Date: 9/2/2014

Deed Volume:

Deed Page:

Instrument: [D214193739](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|-----------------------------------|------------|----------------------------|-------------|-----------|
| SCHNIEDER JULIE;SCHNIEDER RICHARD | 1/10/2010 | D210036312 | 0000000 | 0000000 |
| WACHOVIA BANK NA | 11/3/2009 | D209296720 | 0000000 | 0000000 |
| VGI PARTNERS LP | 8/15/2005 | D205240524 | 0000000 | 0000000 |
| RUCKLE JOHN HENRY | 5/12/2005 | D205141805 | 0000000 | 0000000 |
| SCHNEIDER PETE | 2/1/1990 | 00098340001892 | 0009834 | 0001892 |
| POWELL ROSA V BRISTER | 12/31/1900 | 000000000000000 | 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 ⁺ |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$141,582 | \$32,900 | \$174,482 | \$174,482 |
| 2024 | \$175,100 | \$32,900 | \$208,000 | \$208,000 |
| 2023 | \$189,100 | \$32,900 | \$222,000 | \$222,000 |
| 2022 | \$169,279 | \$30,000 | \$199,279 | \$199,279 |
| 2021 | \$143,635 | \$30,000 | \$173,635 | \$173,635 |
| 2020 | \$98,000 | \$30,000 | \$128,000 | \$128,000 |

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

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.