



Address: [1721 MONTCLAIR DR](#)
City: FORT WORTH
Georeference: 24520-1-8
Subdivision: LYNNHAVEN ADDITION
Neighborhood Code: 1H030C

Latitude: 32.7526150194
Longitude: -97.2519369452
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 8

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: 1955

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$212,823

Protest Deadline Date: 5/24/2024

Site Number: 01620045
Site Name: LYNNHAVEN ADDITION-1-8
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,364
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:
WASHINGTON JEFFERY D
Primary Owner Address:
1721 MONTCLAIR DR
FORT WORTH, TX 76103-1905

Deed Date: 11/21/2003
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D203448833](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCRAE DUNCAN B	12/31/1900	0000000000000000	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	\$179,923	\$32,900	\$212,823	\$166,258
2024	\$179,923	\$32,900	\$212,823	\$151,144
2023	\$181,530	\$32,900	\$214,430	\$137,404
2022	\$160,386	\$30,000	\$190,386	\$124,913
2021	\$134,137	\$30,000	\$164,137	\$113,557
2020	\$99,774	\$30,000	\$129,774	\$103,234

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.