



**Address:** [1612 MONTCLAIR DR](#)  
**City:** FORT WORTH  
**Georeference:** 30820-10-6  
**Subdivision:** OAKLAND PARK ESTATES  
**Neighborhood Code:** 1H030C

**Latitude:** 32.7549231862  
**Longitude:** -97.2525343248  
**TAD Map:** 2072-392  
**MAPSCO:** TAR-065W



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** OAKLAND PARK ESTATES  
Block 10 Lot 6

**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:** \$195,118

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

**Site Number:** 02025825

**Site Name:** OAKLAND PARK ESTATES-10-6

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,166

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,400

**Land Acres<sup>\*</sup>:** 0.2387

**Pool:** N

<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:**

DURAN DAVID

**Primary Owner Address:**

1612 MONTCLAIR  
FORT WORTH, TX 76103

**Deed Date:** 9/6/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219208017](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DURAN DAVID;DURAN LAURA P	1/6/2003	00163030000448	0016303	0000448
BEENE D MICHAEL;BEENE DONNA L	9/3/1999	00163030000446	0016303	0000446
BEENE HAZEL F	10/28/1976	000000000000000	0000000	0000000
BEENE H F;BEENE H G	12/31/1900	00030110000241	0003011	0000241

## 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	\$164,718	\$30,400	\$195,118	\$146,545
2024	\$164,718	\$30,400	\$195,118	\$133,223
2023	\$166,188	\$30,400	\$196,588	\$121,112
2022	\$147,124	\$30,000	\$177,124	\$110,102
2021	\$123,450	\$30,000	\$153,450	\$100,093
2020	\$92,247	\$30,000	\$122,247	\$90,994

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.