



Address: [1616 MONTCLAIR DR](#)
City: FORT WORTH
Georeference: 30820-10-7
Subdivision: OAKLAND PARK ESTATES
Neighborhood Code: 1H030C

Latitude: 32.7546967697
Longitude: -97.2525380327
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 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: 1958

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 02025833

Site Name: OAKLAND PARK ESTATES-10-7

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,816

Percent Complete: 100%

Land Sqft^{*}: 10,400

Land Acres^{*}: 0.2387

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:

MONTGOMERY KYLER
MONTGOMERY KENNA

Primary Owner Address:

1616 MONTCLAIR DR
FORT WORTH, TX 76103

Deed Date: 10/24/2022

Deed Volume:

Deed Page:

Instrument: [D222256126](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SCHROEDER MARTHA;SCHROEDER W P	9/21/2000	00145360000124	0014536	0000124
HOAD EDITH E;HOAD RAYMOND F	6/8/1984	00078540000030	0007854	0000030
GARY N STEVENSON	12/31/1900	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 ⁺
2025	\$239,029	\$30,400	\$269,429	\$269,429
2024	\$239,029	\$30,400	\$269,429	\$269,429
2023	\$241,163	\$30,400	\$271,563	\$271,563
2022	\$212,785	\$30,000	\$242,785	\$147,714
2021	\$177,558	\$30,000	\$207,558	\$134,285
2020	\$131,655	\$30,000	\$161,655	\$122,077

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)
- DISABLED VET 50 to 69 PCT 11.22

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.