



Address: [1600 MONTCLAIR DR](#)
City: FORT WORTH
Georeference: 30820-10-12
Subdivision: OAKLAND PARK ESTATES
Neighborhood Code: 1H030C

Latitude: 32.7553544891
Longitude: -97.2525195555
TAD Map: 2072-396
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 12

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: \$196,906
Protest Deadline Date: 5/24/2024

Site Number: 02025892
Site Name: OAKLAND PARK ESTATES-10-12
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,307
Percent Complete: 100%
Land Sqft^{*}: 6,500
Land Acres^{*}: 0.1492
Pool: N

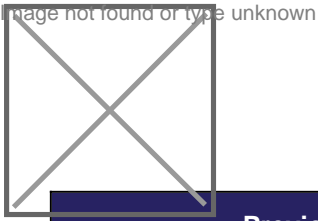
+++ Rounded.

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

OWNER INFORMATION

Current Owner:
VAZQUEZ HECTOR
VAZQUEZ MAYRA G
Primary Owner Address:
1600 MONTCLAIR DR
FORT WORTH, TX 76103

Deed Date: 4/28/2003
Deed Volume: 0016654
Deed Page: 0000041
Instrument: 00166540000041



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MATSON DAVID;MATSON LAURA B MATSON	11/15/2002	000000000000000	0000000	0000000
MATSON BETTYE;MATSON LOREN R EST	12/31/1900	00030110000231	0003011	0000231

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	\$177,406	\$19,500	\$196,906	\$196,906
2024	\$177,406	\$19,500	\$196,906	\$183,185
2023	\$178,990	\$19,500	\$198,490	\$166,532
2022	\$158,349	\$30,000	\$188,349	\$151,393
2021	\$132,718	\$30,000	\$162,718	\$137,630
2020	\$99,017	\$30,000	\$129,017	\$125,118

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.