



Address: [1553 MONTCLAIR DR](#)
City: FORT WORTH
Georeference: 30820-11-3
Subdivision: OAKLAND PARK ESTATES
Neighborhood Code: 1H030C

Latitude: 32.7561458484
Longitude: -97.2519133609
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 11 Lot 3
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: 1960
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 02025949
Site Name: OAKLAND PARK ESTATES-11-3
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,521
Percent Complete: 100%
Land Sqft^{*}: 10,560
Land Acres^{*}: 0.2424
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:
NEILL KAYLA JO
NEILL SKLAR ALVIS
Primary Owner Address:
1553 MONTCLAIR DR
FORT WORTH, TX 76103
Deed Date: 12/4/2023
Deed Volume:
Deed Page:
Instrument: [D223214993](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
EATON HELEN J	3/17/2014	D214052209	0000000	0000000
BICI PROPERTIES LLC	10/18/2013	D213274748	0000000	0000000
GENTRY GARY M;GENTRY SHERRY M	11/28/2012	D213273146	0000000	0000000
FRAZIER FANNIE	1/27/1984	0000000000000000	0000000	0000000
FRAZIER FANNIE;FRAZIER WAYNE D	12/31/1900	00034450000414	0003445	0000414

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	\$192,017	\$30,560	\$222,577	\$222,577
2024	\$192,017	\$30,560	\$222,577	\$222,577
2023	\$184,440	\$30,560	\$215,000	\$209,513
2022	\$171,167	\$30,000	\$201,167	\$190,466
2021	\$143,151	\$30,000	\$173,151	\$173,151
2020	\$106,478	\$30,000	\$136,478	\$136,478

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.