



Address: [1625 MONTCLAIR DR](#)
City: FORT WORTH
Georeference: 30820-12-2
Subdivision: OAKLAND PARK ESTATES
Neighborhood Code: 1H030C

Latitude: 32.7542704257
Longitude: -97.2519454456
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 12 Lot 2

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: 1956
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 02025973
Site Name: OAKLAND PARK ESTATES-12-2
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,322
Percent Complete: 100%
Land Sqft^{*}: 10,880
Land Acres^{*}: 0.2497
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:
OCEGUEDA JONATHAN
VALDEZ YOCelyn RUBY
Primary Owner Address:
1625 MONTCLAIR DR
FORT WORTH, TX 76103

Deed Date: 11/22/2021
Deed Volume:
Deed Page:
Instrument: [D221342151](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
VALDEZ ANABEL	1/29/2020	233-653879-19		
VALDEZ ANABEL;VALDEZ FELIPE	6/6/2005	D205172550	0000000	0000000
ESTES MARVIN;ESTES YVONNE	9/14/1998	00134190000394	0013419	0000394
VALE ESPERANZA M;VALE JOSEPH J	6/11/1996	00124000000814	0012400	0000814
MOORE C E	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	\$149,120	\$30,880	\$180,000	\$180,000
2024	\$149,120	\$30,880	\$180,000	\$180,000
2023	\$169,120	\$30,880	\$200,000	\$200,000
2022	\$159,796	\$30,000	\$189,796	\$189,796
2021	\$134,036	\$30,000	\$164,036	\$127,376
2020	\$100,082	\$30,000	\$130,082	\$115,796

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.