



Address: [1617 MONTCLAIR DR](#)
City: FORT WORTH
Georeference: 30820-12-4
Subdivision: OAKLAND PARK ESTATES
Neighborhood Code: 1H030C

Latitude: 32.7546968538
Longitude: -97.2519338652
TAD Map: 2072-392
MAPSCO: TAR-065W



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

PROPERTY DATA

Legal Description: OAKLAND PARK ESTATES
Block 12 Lot 4

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: 02026007
Site Name: OAKLAND PARK ESTATES-12-4
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,362
Percent Complete: 100%
Land Sqft^{*}: 10,800
Land Acres^{*}: 0.2479
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:
DUNLOP JEFF RUSSELL
Primary Owner Address:
1617 MONTCLAIR DR
FORT WORTH, TX 76103

Deed Date: 11/9/2023
Deed Volume:
Deed Page:
Instrument: [D223202479](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PKG 10-FTW 188 LLC	12/29/2021	D221379739		
S R DAVIDSON FAMILY LP	3/28/2011	D211075297	0000000	0000000
DAVIDSON SCOTT R EST	10/3/2006	D206311877	0000000	0000000
SECRETARY OF HUD	7/15/2005	D205228940	0000000	0000000
WELLS FARGO BANK N A	7/5/2005	D205200114	0000000	0000000
WARREN CEDRIC	11/14/2002	00161630000053	0016163	0000053
WILLIAMS CATHY ANN	5/6/1994	00115740001163	0011574	0001163
RICHARDSON JOHN W EST;RICHARDSON SANDRA	4/15/1988	00092480000514	0009248	0000514
PILZ KAREN SUE	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	\$97,261	\$30,800	\$128,061	\$128,061
2024	\$97,261	\$30,800	\$128,061	\$128,061
2023	\$181,710	\$30,800	\$212,510	\$212,510
2022	\$115,308	\$30,000	\$145,308	\$145,308
2021	\$115,308	\$30,000	\$145,308	\$145,308
2020	\$70,000	\$30,000	\$100,000	\$100,000

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)

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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.