



**Address:** [1601 MONTCLAIR DR](#)  
**City:** FORT WORTH  
**Georeference:** 30820-12-7  
**Subdivision:** OAKLAND PARK ESTATES  
**Neighborhood Code:** 1H030C

**Latitude:** 32.7553527267  
**Longitude:** -97.2519252015  
**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 12 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:** 1956

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$199,437

**Protest Deadline Date:** 5/24/2024

**Site Number:** 02026031

**Site Name:** OAKLAND PARK ESTATES-12-7

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,330

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,650

**Land Acres<sup>\*</sup>:** 0.1526

**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**

RILEY ANGELA  
ALLEN BRIAN

**Primary Owner Address:**

1601 MONTCLAIR DR  
FORT WORTH, TX 76103

**Deed Date:** 8/12/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224166952](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ALLEN BRIAN	12/17/2001	00153500000191	0015350	0000191
GEORGE MYHITTLE REALTORS CO	11/26/2001	00153030000271	0015303	0000271
TRAMMELL ANN-MARIE;TRAMMELL BRIAN	4/15/1996	00123400001310	0012340	0001310
WHERLAND PATRICK B	12/31/1900	00062910000443	0006291	0000443

## 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 <sup>+</sup>
2025	\$179,487	\$19,950	\$199,437	\$199,437
2024	\$179,487	\$19,950	\$199,437	\$170,245
2023	\$181,089	\$19,950	\$201,039	\$154,768
2022	\$160,249	\$30,000	\$190,249	\$140,698
2021	\$134,371	\$30,000	\$164,371	\$127,907
2020	\$100,312	\$30,000	\$130,312	\$116,279

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

There are no exemptions for this property

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.