

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 02458942

Address: 1816 MONTROSE DR

City: RIVER OAKS

**Georeference:** 34510-19-19

Subdivision: RIVER OAKS ADDITION (RIVER OAK

Neighborhood Code: 2C020D

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

## **PROPERTY DATA**

Legal Description: RIVER OAKS ADDITION (RIVER

OAK Block 19 Lot 19

Jurisdictions:

CITY OF RIVER OAKS (029) TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224)

TARRANT COUNTY COLLEGE (225)

CASTLEBERRY ISD (917)

State Code: A Year Built: 1943

Personal Property Account: N/A

Agent: None

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

Site Number: 02458942

Site Name: RIVER OAKS ADDITION (RIVER OAK-19-19

Latitude: 32.7877819229

**TAD Map:** 2030-404 **MAPSCO:** TAR-061F

Longitude: -97.391766173

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 774
Percent Complete: 100%

Land Sqft\*: 10,164 Land Acres\*: 0.2333

Pool: N

+++ Rounded.

## **OWNER INFORMATION**

 Current Owner:
 Deed Date: 4/15/2014

 PEREZ RAY
 Deed Volume: 0000000

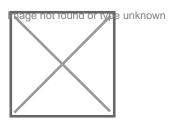
 Primary Owner Address:
 Deed Page: 0000000

 1820 MONTROSE DR
 Instrument: D214075489

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OSMON SHIRLENE ETAL	12/9/2013	D214013775	0000000	0000000
GOODE OPAL MARIE EST	4/14/1995	00119420000159	0011942	0000159
MORGAN MARY	12/31/1900	00000000000000	0000000	0000000

07-31-2025 Page 1

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



**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	\$106,918	\$60,328	\$167,246	\$167,246
2024	\$106,918	\$60,328	\$167,246	\$167,246
2023	\$103,615	\$60,328	\$163,943	\$163,943
2022	\$87,062	\$40,148	\$127,210	\$127,210
2021	\$87,537	\$16,000	\$103,537	\$103,537
2020	\$68,437	\$16,000	\$84,437	\$84,437

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **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.

07-31-2025 Page 2

<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.