



**Address:** [1612 MONTROSE DR](#)  
**City:** RIVER OAKS  
**Georeference:** 34510-20-4  
**Subdivision:** RIVER OAKS ADDITION (RIVER OAK  
**Neighborhood Code:** 2C020D

**Latitude:** 32.7851177324  
**Longitude:** -97.3917779236  
**TAD Map:** 2030-404  
**MAPSCO:** TAR-061K



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** RIVER OAKS ADDITION (RIVER  
OAK Block 20 Lot 4

**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

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

**Notice Value:** \$204,653

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

**Site Number:** 02459035

**Site Name:** RIVER OAKS ADDITION (RIVER OAK-20-4

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 805

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,323

**Land Acres<sup>\*</sup>:** 0.1681

**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:**

MARTINEZ MANUEL ISMAEL

**Primary Owner Address:**

1612 MONTROSE DR  
FORT WORTH, TX 76114

**Deed Date:** 2/17/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223028727](#)

| Previous Owners     | Date       | Instrument                 | Deed Volume | Deed Page |
|---------------------|------------|----------------------------|-------------|-----------|
| FNF INVESTMENTS LLC | 4/8/2022   | <a href="#">D222100765</a> |             |           |
| HEB HOMES LLC       | 4/7/2022   | <a href="#">D222100168</a> |             |           |
| MILLER JAMES F      | 7/1/1993   | 00111380000412             | 0011138     | 0000412   |
| SERRAO MARIA A      | 10/17/1987 | 00090990001575             | 0009099     | 0001575   |
| MILLER JAMES F      | 10/4/1986  | 00087360000584             | 0008736     | 0000584   |
| MILLER JAMES F      | 4/10/1984  | 00077960001185             | 0007796     | 0001185   |
| CHAS W MILLER JR    | 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 <sup>+</sup> |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$160,715          | \$43,938    | \$204,653    | \$204,653                    |
| 2024 | \$160,715          | \$43,938    | \$204,653    | \$204,653                    |
| 2023 | \$111,439          | \$43,938    | \$155,377    | \$155,377                    |
| 2022 | \$94,449           | \$29,292    | \$123,741    | \$123,741                    |
| 2021 | \$85,271           | \$16,000    | \$101,271    | \$101,271                    |
| 2020 | \$59,000           | \$16,000    | \$75,000     | \$75,000                     |

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)

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.