



Address: [1712 MONTROSE DR](#)
City: RIVER OAKS
Georeference: 34510-20-11
Subdivision: RIVER OAKS ADDITION (RIVER OAK
Neighborhood Code: 2C020D

Latitude: 32.7862989723
Longitude: -97.3917931673
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 11

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: ROBERT OLA COMPANY LLC dba OLA TAX (90055)

Protest Deadline Date: 5/24/2024

Site Number: 02459116
Site Name: RIVER OAKS ADDITION (RIVER OAK-20-11
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 812
Percent Complete: 100%
Land Sqft^{*}: 10,019
Land Acres^{*}: 0.2300

+++ Rounded.

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

OWNER INFORMATION

Current Owner:
VALDEZ MARCOS A
VALDEZ NATACHA
Primary Owner Address:
767 AVIATOR DR
FORT WORTH, TX 76179-5418

Deed Date: 6/21/2013
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D213161457](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCDONALD NONA ETAL	4/22/2013	D213131056	0000000	0000000
BALLEW GRETA EST	5/5/1990	000000000000000	0000000	0000000
BALLEW GRETTEA;BALLEW MARION E	12/31/1900	00055580000640	0005558	0000640

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	\$80,462	\$60,038	\$140,500	\$140,500
2024	\$104,962	\$60,038	\$165,000	\$165,000
2023	\$99,962	\$60,038	\$160,000	\$160,000
2022	\$82,024	\$39,976	\$122,000	\$122,000
2021	\$85,447	\$16,000	\$101,447	\$101,447
2020	\$67,000	\$16,000	\$83,000	\$83,000

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

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.