



Address: [1716 MONTROSE DR](#)
City: RIVER OAKS
Georeference: 34510-20-12
Subdivision: RIVER OAKS ADDITION (RIVER OAK
Neighborhood Code: 2C020D

Latitude: 32.786476852
Longitude: -97.3918111352
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 12

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: \$161,727

Protest Deadline Date: 5/24/2024

Site Number: 02459124

Site Name: RIVER OAKS ADDITION (RIVER OAK-20-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 805

Percent Complete: 100%

Land Sqft^{*}: 8,618

Land Acres^{*}: 0.1978

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:

TREVINO ROLANDO
TREVINO D GARCIA

Primary Owner Address:

1716 MONTROSE DR
FORT WORTH, TX 76114-2146

Deed Date: 6/16/1997

Deed Volume: 0012813

Deed Page: 0000466

Instrument: 00128130000466

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SMITH LORI A	1/27/1997	00126600001058	0012660	0001058
1716 MONTROSE DRIVE TRUST	11/13/1996	00125920000654	0012592	0000654
SPIHLMANN LARRY S	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	\$110,019	\$51,708	\$161,727	\$117,756
2024	\$110,019	\$51,708	\$161,727	\$107,051
2023	\$106,620	\$51,708	\$158,328	\$97,319
2022	\$82,605	\$34,472	\$117,077	\$88,472
2021	\$90,075	\$16,000	\$106,075	\$80,429
2020	\$70,421	\$16,000	\$86,421	\$73,117

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.