

Account Number: 02025833



Address: 1616 MONTCLAIR DR

City: FORT WORTH
Georeference: 30820-10-7

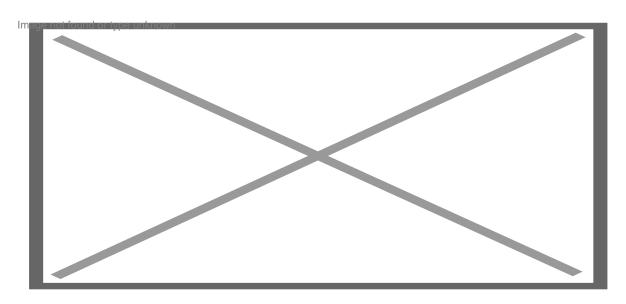
Subdivision: OAKLAND PARK ESTATES

Neighborhood Code: 1H030C

Latitude: 32.7546967697 Longitude: -97.2525380327

TAD Map: 2072-392 **MAPSCO:** TAR-065W





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

PROPERTY DATA

Legal Description: OAKLAND PARK ESTATES

Block 10 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: 1958

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 02025833

Site Name: OAKLAND PARK ESTATES-10-7 **Site Class:** A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,816
Percent Complete: 100%

Land Sqft*: 10,400 Land Acres*: 0.2387

Pool: N

+++ Rounded

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



OWNER INFORMATION

Current Owner:

MONTGOMERY KYLER Deed Date: 10/24/2022

MONTGOMERY KENNA

Primary Owner Address:

Deed Volume:

Deed Page:

1616 MONTCLAIR DR
FORT WORTH, TX 76103

Instrument: D222256126

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SCHROEDER MARTHA;SCHROEDER W P	9/21/2000	00145360000124	0014536	0000124
HOAD EDITH E;HOAD RAYMOND F	6/8/1984	00078540000030	0007854	0000030
GARY N STEVENSON	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	\$0	\$0	\$0	\$0
2024	\$239,029	\$30,400	\$269,429	\$269,429
2023	\$241,163	\$30,400	\$271,563	\$271,563
2022	\$212,785	\$30,000	\$242,785	\$147,714
2021	\$177,558	\$30,000	\$207,558	\$134,285
2020	\$131,655	\$30,000	\$161,655	\$122,077

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

EXEMPTIONS / SPECIAL APPRAISAL

- HOMESTEAD GENERAL 11.13(b)
- DISABLED VET 50 to 69 PCT 11.22

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.

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