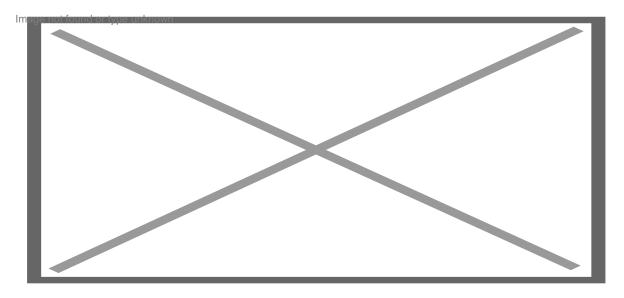


Tarrant Appraisal District Property Information | PDF Account Number: 02025841

Address: 1620 MONTCLAIR DR

City: FORT WORTH Georeference: 30820-10-8 Subdivision: OAKLAND PARK ESTATES Neighborhood Code: 1H030C Latitude: 32.7544822333 Longitude: -97.2525401591 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 8

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: 1956 Personal Property Account: N/A Agent: None Protest Deadline Date: 5/15/2025

Site Number: 02025841 Site Name: OAKLAND PARK ESTATES-10-8 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size+++: 1,224 Percent Complete: 100% Land Sqft*: 10,400 Land Acres*: 0.2387 Pool: N

+++ Rounded.

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



Current Owner:

HOFFMAN LAURA

Primary Owner Address: 503 HOLLYRIDGE LN FORT WORTH, TX 76108 Deed Date: 8/21/2017 Deed Volume: Deed Page: Instrument: D217224457

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FENN LINDA;HEFNER LARETTA D	4/2/2017	2017-PR01453-1		
ARDOYNO MATT J EST	12/31/1900	000000000000000000000000000000000000000	000000	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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$162,600	\$30,400	\$193,000	\$193,000
2023	\$154,600	\$30,400	\$185,000	\$185,000
2022	\$135,000	\$30,000	\$165,000	\$165,000
2021	\$108,000	\$30,000	\$138,000	\$138,000
2020	\$52,008	\$30,000	\$82,008	\$82,008

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.