



Address: [1624 MONTCLAIR DR](#)
City: FORT WORTH
Georeference: 30820-10-9
Subdivision: OAKLAND PARK ESTATES
Neighborhood Code: 1H030C

Latitude: 32.7542733064
Longitude: -97.2525443883
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 9

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: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/15/2025

Site Number: 02025868

Site Name: OAKLAND PARK ESTATES-10-9

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,264

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.



OWNER INFORMATION

Current Owner:

DURAN MARIA
KILLPACK LULA

Primary Owner Address:

1625 LYNNHAVEN RD
FORT WORTH, TX 76103

Deed Date: 10/1/2022

Deed Volume:

Deed Page:

Instrument: [D222239840](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DURAN MANUEL	9/13/2022	D222227282		
DURAN MANUEL;DURAN ROSARIO	2/10/2007	D207052348	0000000	0000000
DURAN MANUEL;DURAN ROSARIO	11/18/1999	00141460000160	0014146	0000160
KOPYCINSKI WILLIAM J	12/31/1900	00075080000682	0007508	0000682
GINSBURG ARTHUR TRU	12/30/1900	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	\$142,769	\$30,400	\$173,169	\$173,169
2023	\$172,669	\$30,400	\$203,069	\$203,069
2022	\$152,477	\$30,000	\$182,477	\$132,708
2021	\$127,409	\$30,000	\$157,409	\$120,644
2020	\$94,653	\$30,000	\$124,653	\$109,676

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.