



**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<sup>+++</sup>:** 1,264

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,400

**Land Acres<sup>\*</sup>:** 0.2387

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> 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	<a href="#">D222227282</a>		
DURAN MANUEL;DURAN ROSARIO	2/10/2007	<a href="#">D207052348</a>	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 <sup>+</sup>
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.