



**Address:** [1600 MONTCLAIR DR](#)  
**City:** FORT WORTH  
**Georeference:** 30820-10-12  
**Subdivision:** OAKLAND PARK ESTATES  
**Neighborhood Code:** 1H030C

**Latitude:** 32.7553544891  
**Longitude:** -97.2525195555  
**TAD Map:** 2072-396  
**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 12

**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:** 1955  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/15/2025

**Site Number:** 02025892  
**Site Name:** OAKLAND PARK ESTATES-10-12  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,307  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,500  
**Land Acres<sup>\*</sup>:** 0.1492  
**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:**

VAZQUEZ HECTOR

VAZQUEZ MAYRA G

**Primary Owner Address:**

1600 MONTCLAIR DR  
FORT WORTH, TX 76103

**Deed Date:** 4/28/2003

**Deed Volume:** 0016654

**Deed Page:** 0000041

**Instrument:** 00166540000041

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MATSON DAVID;MATSON LAURA B MATSON	11/15/2002	00000000000000	0000000	0000000
MATSON BETTYE;MATSON LOREN R EST	12/31/1900	00030110000231	0003011	0000231

## 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	\$177,406	\$19,500	\$196,906	\$183,185
2023	\$178,990	\$19,500	\$198,490	\$166,532
2022	\$158,349	\$30,000	\$188,349	\$151,393
2021	\$132,718	\$30,000	\$162,718	\$137,630
2020	\$99,017	\$30,000	\$129,017	\$125,118

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.