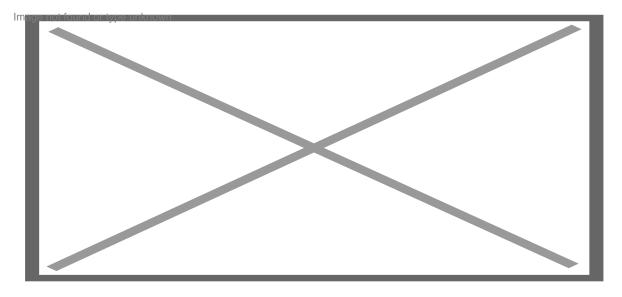


Tarrant Appraisal District Property Information | PDF Account Number: 02025957

Address: 1549 MONTCLAIR DR

City: FORT WORTH Georeference: 30820-11-4 Subdivision: OAKLAND PARK ESTATES Neighborhood Code: 1H030C Latitude: 32.7563696341 Longitude: -97.2519144324 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 11 Lot 4

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: 1959 Personal Property Account: N/A Agent: None Protest Deadline Date: 5/15/2025

Site Number: 02025957 Site Name: OAKLAND PARK ESTATES-11-4 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size+++: 1,220 Percent Complete: 100% Land Sqft*: 10,480 Land Acres*: 0.2405 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: DALTON DANIEL

Primary Owner Address: 1549 MONTCLAIR DR FORT WORTH, TX 76103 Deed Date: 10/16/2018 Deed Volume: Deed Page: Instrument: D218232094

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DEL TORO LEGAY INVESTMENTS LLC	7/3/2018	D218147864		
FULLER SANDRA	8/2/1991	00103430000339	0010343	0000339
WILBANKS SHIRLEY E	4/16/1986	00085180001182	0008518	0001182
KERR ANITA;KERR DAVID CRAIG	6/29/1984	00078850000709	0007885	0000709
JACK A PRICE	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. Tarrant County Tax Office Account Information.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$211,733	\$30,480	\$242,213	\$219,897
2023	\$212,788	\$30,480	\$243,268	\$199,906
2022	\$187,511	\$30,000	\$217,511	\$181,733
2021	\$142,613	\$30,000	\$172,613	\$165,212
2020	\$120,193	\$30,000	\$150,193	\$150,193

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.