



Address: [1601 MONTCLAIR DR](#)
City: FORT WORTH
Georeference: 30820-12-7
Subdivision: OAKLAND PARK ESTATES
Neighborhood Code: 1H030C

Latitude: 32.7553527267
Longitude: -97.2519252015
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 12 Lot 7

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: 02026031

Site Name: OAKLAND PARK ESTATES-12-7

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,330

Percent Complete: 100%

Land Sqft^{*}: 6,650

Land Acres^{*}: 0.1526

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:

RILEY ANGELA
ALLEN BRIAN

Deed Date: 8/12/2024

Deed Volume:

Deed Page:

Instrument: [D224166952](#)

Primary Owner Address:

1601 MONTCLAIR DR
FORT WORTH, TX 76103

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ALLEN BRIAN	12/17/2001	00153500000191	0015350	0000191
GEORGE MYHITTLE REALTORS CO	11/26/2001	00153030000271	0015303	0000271
TRAMMELL ANN-MARIE;TRAMMELL BRIAN	4/15/1996	00123400001310	0012340	0001310
WHERLAND PATRICK B	12/31/1900	00062910000443	0006291	0000443

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	\$179,487	\$19,950	\$199,437	\$170,245
2023	\$181,089	\$19,950	\$201,039	\$154,768
2022	\$160,249	\$30,000	\$190,249	\$140,698
2021	\$134,371	\$30,000	\$164,371	\$127,907
2020	\$100,312	\$30,000	\$130,312	\$116,279

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.