

Account Number: 02026031



Address: 1601 MONTCLAIR DR

City: FORT WORTH
Georeference: 30820-12-7

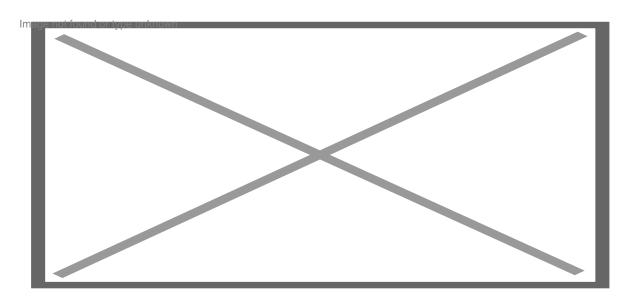
**Subdivision: OAKLAND PARK ESTATES** 

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

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<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



## **OWNER INFORMATION**

**Current Owner:** 

RILEY ANGELA Deed Date: 8/12/2024

ALLEN BRIAN

Primary Owner Address:

Deed Volume:

FORT WORTH, TX 76103 Instrument: <u>D224166952</u>

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. <u>Tarrant County Tax Office Account Information</u>.

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.

## **EXEMPTIONS / SPECIAL APPRAISAL**

There are no exemptions for this property

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.



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.

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