



Address: [5604 MONTCLAIR DR](#)
City: COLLEYVILLE
Georeference: 18017-1-1
Subdivision: HIGHFILL ADDITION
Neighborhood Code: 3C020A

Latitude: 32.8913763093
Longitude: -97.1354088863
TAD Map: 2108-444
MAPSCO: TAR-040F



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: HIGHFILL ADDITION Block 1 Lot 1

Jurisdictions:

CITY OF COLLEYVILLE (005)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
GRAPEVINE-COLLEYVILLE ISD (906)

State Code: A

Year Built: 2003

Personal Property Account: N/A

Agent: OOWNWELL INC (12140)

Notice Sent Date: 4/15/2025

Notice Value: \$1,415,222

Protest Deadline Date: 5/15/2025

Site Number: 06427618

Site Name: HIGHFILL ADDITION-1-1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 4,275

Percent Complete: 100%

Land Sqft^{*}: 21,867

Land Acres^{*}: 0.5020

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:

VOLOSEN MIRCEA
VOLOSEN NATALIA

Primary Owner Address:

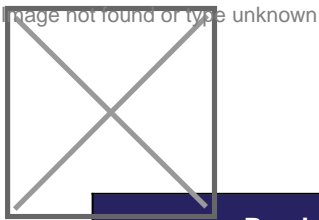
5604 MONTCLAIR DR
COLLEYVILLE, TX 76034-5029

Deed Date: 11/5/2002

Deed Volume: 0016131

Deed Page: 0000013

Instrument: 00161310000013



Previous Owners	Date	Instrument	Deed Volume	Deed Page
RUSH BRENDA;RUSH KIRK	5/22/1997	00127870000201	0012787	0000201
HIGHFILL MITCHELL DEAN	1/30/1991	00101770000933	0010177	0000933
HIGHFILL MITCHELL;HIGHFILL SUSAN	12/31/1987	00091610001960	0009161	0001960

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	\$1,013,291	\$250,300	\$1,263,591	\$980,694
2024	\$1,164,922	\$250,300	\$1,415,222	\$891,540
2023	\$1,112,700	\$250,300	\$1,363,000	\$810,491
2022	\$704,900	\$250,300	\$955,200	\$736,810
2021	\$723,504	\$150,600	\$874,104	\$669,827
2020	\$705,047	\$150,600	\$855,647	\$608,934

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.