



**Address:** [5709 MORLAIX CT](#)  
**City:** COLLEYVILLE  
**Georeference:** 26417-1-1  
**Subdivision:** MONTCLAIR PARC ADDITION  
**Neighborhood Code:** 3C020N

**Latitude:** 32.8921031129  
**Longitude:** -97.1380168609  
**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:** MONTCLAIR PARC 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:** 1999

**Personal Property Account:** N/A

**Agent:** OCONNOR & ASSOCIATES (00436)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$1,551,141

**Protest Deadline Date:** 5/24/2024

**Site Number:** 06596428

**Site Name:** MONTCLAIR PARC ADDITION-1-1

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 6,689

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 21,711

**Land Acres<sup>\*</sup>:** 0.4984

**Pool:** Y

<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:**

GOWDER AMY L  
GRABAN MARK

**Primary Owner Address:**

5709 MORLAIX CT  
COLLEYVILLE, TX 76034

**Deed Date:** 3/21/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216067509](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SANDLIN SCOTT	1/29/1999	00136440000384	0013644	0000384
MONTCLAIR PARC INC	1/1/1992	00000000000000	0000000	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 <sup>+</sup>
2025	\$1,173,584	\$300,000	\$1,473,584	\$1,473,584
2024	\$1,251,141	\$300,000	\$1,551,141	\$1,378,301
2023	\$978,001	\$275,000	\$1,253,001	\$1,253,001
2022	\$989,985	\$250,000	\$1,239,985	\$1,192,111
2021	\$833,737	\$250,000	\$1,083,737	\$1,083,737
2020	\$870,000	\$250,000	\$1,120,000	\$1,120,000

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.