



**Address:** [5707 MORLAIX CT](#)  
**City:** COLLEYVILLE  
**Georeference:** 26417-1-2  
**Subdivision:** MONTCLAIR PARC ADDITION  
**Neighborhood Code:** 3C020N

**Latitude:** 32.8924019442  
**Longitude:** -97.137848572  
**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 2

**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:** 2006

**Personal Property Account:** N/A

**Agent:** VANGUARD PROPERTY TAX APPEALS (12005)

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

**Notice Value:** \$1,649,758

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

**Site Number:** 06596436

**Site Name:** MONTCLAIR PARC ADDITION-1-2

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 6,428

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 21,613

**Land Acres<sup>\*</sup>:** 0.4961

**Pool:** N

<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:**

DUNHAM KELLEN CHARLES  
WOOD ERIN MICHELE

**Primary Owner Address:**

5707 MORLAIX CT  
COLLEYVILLE, TX 76034

**Deed Date:** 6/23/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217144633](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MERHAB ASHLEY KATHERINE;MERHAB MOHANNAD SABBAH	11/3/2015	<a href="#">D216265117</a>		
HADDAD CYNTHIA;HADDAD KEVIN	7/17/2009	<a href="#">D209203754</a>	0000000	0000000
AMERICAN NATL BANK OF TEXAS	1/6/2009	<a href="#">D209002761</a>	0000000	0000000
ROQUE CUSTOM HOMES INC	2/27/2002	00155290000306	0015529	0000306
WILLIKY GARY S;WILLIKY NANCY	6/4/1999	00138670000405	0013867	0000405
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	\$1,349,758	\$300,000	\$1,649,758	\$1,458,970
2024	\$1,349,758	\$300,000	\$1,649,758	\$1,326,336
2023	\$985,000	\$275,000	\$1,260,000	\$1,205,760
2022	\$1,000,881	\$250,000	\$1,250,881	\$1,096,145
2021	\$746,495	\$250,000	\$996,495	\$996,495
2020	\$820,437	\$250,000	\$1,070,437	\$1,070,437

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.