



Address: [5701 MORLAIX CT](#)
City: COLLEYVILLE
Georeference: 26417-1-5
Subdivision: MONTCLAIR PARC ADDITION
Neighborhood Code: 3C020N

Latitude: 32.8917302635
Longitude: -97.1372804085
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 5

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: 1998

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$1,713,000

Protest Deadline Date: 5/24/2024

Site Number: 06596460

Site Name: MONTCLAIR PARC ADDITION-1-5

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 7,558

Percent Complete: 100%

Land Sqft^{*}: 23,717

Land Acres^{*}: 0.5444

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

HEPPENSTALL FAMILY TRUST

Primary Owner Address:

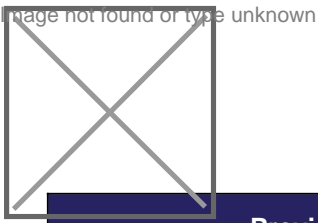
5701 MORLAIX CT
COLLEYVILLE, TX 76034

Deed Date: 9/25/2020

Deed Volume:

Deed Page:

Instrument: [D220246829](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
HEPPENSTALL KARI;HEPPENSTALL RICHARD	9/1/2015	D215200585		
JONES MARK E;JONES ROBYN JONES	6/10/1997	D197103181	0012796	0000521
MONTCLAIR PARC INC	1/1/1992	000000000000000	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 ⁺
2025	\$1,306,000	\$300,000	\$1,606,000	\$1,606,000
2024	\$1,413,000	\$300,000	\$1,713,000	\$1,597,200
2023	\$1,206,867	\$275,000	\$1,481,867	\$1,452,000
2022	\$1,177,401	\$250,000	\$1,427,401	\$1,320,000
2021	\$950,000	\$250,000	\$1,200,000	\$1,200,000
2020	\$950,000	\$250,000	\$1,200,000	\$1,200,000

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.