



Address: [5515 CLERMONT CT](#)
City: COLLEYVILLE
Georeference: 26417-1-13
Subdivision: MONTCLAIR PARC ADDITION
Neighborhood Code: 3C020N

Latitude: 32.8901018134
Longitude: -97.1370354997
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 13

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: 1994

Personal Property Account: N/A

Agent: NORTH TEXAS PROPERTY TAX SERV (00855)

Notice Sent Date: 4/15/2025

Notice Value: \$1,399,100

Protest Deadline Date: 5/24/2024

Site Number: 06596541

Site Name: MONTCLAIR PARC ADDITION-1-13

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 7,135

Percent Complete: 100%

Land Sqft^{*}: 22,394

Land Acres^{*}: 0.5140

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:

KARAM FAHMI W
KARAM TIFFANY

Primary Owner Address:

5515 CLERMONT CT
COLLEYVILLE, TX 76034-5579

Deed Date: 5/21/2013

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D213130688](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HUSAIN ASIF;HUSAIN TEHMINA	3/2/1995	00119110001592	0011911	0001592
MAJESTY CUSTOM HOMES INC	3/4/1994	00115670001464	0011567	0001464
MANTCLAIR 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	\$930,200	\$300,000	\$1,230,200	\$1,230,200
2024	\$1,099,100	\$300,000	\$1,399,100	\$1,285,017
2023	\$905,900	\$275,000	\$1,180,900	\$1,168,197
2022	\$811,997	\$250,000	\$1,061,997	\$1,061,997
2021	\$811,997	\$250,000	\$1,061,997	\$1,061,997
2020	\$875,200	\$250,000	\$1,125,200	\$1,125,200

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.