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Address: [5204 NORMANDY DR](#)
City: COLLEYVILLE
Georeference: 26417-3-3
Subdivision: MONTCLAIR PARC ADDITION
Neighborhood Code: 3C020N

Latitude: 32.8855092876
Longitude: -97.1359858719
TAD Map: 2108-440
MAPSCO: TAR-040K



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

PROPERTY DATA

Legal Description: MONTCLAIR PARC ADDITION
Block 3 Lot 3

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: RESOLUTE PROPERTY TAX SOLUTION (00988)

Notice Sent Date: 4/15/2025

Notice Value: \$1,246,103

Protest Deadline Date: 5/24/2024

Site Number: 06597041

Site Name: MONTCLAIR PARC ADDITION-3-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 5,127

Percent Complete: 100%

Land Sqft^{*}: 20,314

Land Acres^{*}: 0.4663

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:

PECK DAVID F
PECK ADRIENNE

Primary Owner Address:

5204 NORMANDY DR
COLLEYVILLE, TX 76034-5564

Deed Date: 2/8/2011

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D211035221](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PECK ADRIENNE A;PECK DAVID F	11/14/1998	00135310000157	0013531	0000157
RITTENHOUSE DIANA;RITTENHOUSE JOHN H	1/31/1995	00118780000326	0011878	0000326
SIMMONS J SCOTT;SIMMONS SUSAN J	10/18/1993	00113040000778	0011304	0000778
MANTCLAIR 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 ⁺
2025	\$883,798	\$300,000	\$1,183,798	\$1,167,349
2024	\$946,103	\$300,000	\$1,246,103	\$1,061,226
2023	\$726,601	\$275,000	\$1,001,601	\$964,751
2022	\$627,046	\$250,000	\$877,046	\$877,046
2021	\$627,046	\$250,000	\$877,046	\$877,046
2020	\$704,000	\$250,000	\$954,000	\$954,000

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.