



Address: [5410 ST EMILION CT](#)
City: COLLEYVILLE
Georeference: 26417-3-17
Subdivision: MONTCLAIR PARC ADDITION
Neighborhood Code: 3C020N

Latitude: 32.8883385386
Longitude: -97.1378274039
TAD Map: 2108-444
MAPSCO: TAR-040K



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 3 Lot 17

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: 2005
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$2,884,489
Protest Deadline Date: 5/24/2024

Site Number: 06597203
Site Name: MONTCLAIR PARC ADDITION-3-17
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 11,164
Percent Complete: 100%
Land Sqft^{*}: 29,545
Land Acres^{*}: 0.6782
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:
BASS DAVID R
BASS SOWBHAGYA
Primary Owner Address:
5410 ST EMILION CT
COLLEYVILLE, TX 76034-5577

Deed Date: 12/31/1992
Deed Volume: 0010904
Deed Page: 0001509
Instrument: 00109040001509

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MONTCLAIR PARC INC	1/1/1992	0000000000000000	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	\$2,434,489	\$450,000	\$2,884,489	\$2,650,784
2024	\$2,434,489	\$450,000	\$2,884,489	\$2,409,804
2023	\$1,778,231	\$412,500	\$2,190,731	\$2,190,731
2022	\$1,751,165	\$375,000	\$2,126,165	\$2,019,750
2021	\$1,461,136	\$375,000	\$1,836,136	\$1,836,136
2020	\$1,819,093	\$375,000	\$2,194,093	\$2,142,171

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.