



**Address:** [5304 MIRAMAR LN](#)  
**City:** COLLEYVILLE  
**Georeference:** 26417-2-4R  
**Subdivision:** MONTCLAIR PARC ADDITION  
**Neighborhood Code:** 3C020N

**Latitude:** 32.8867404823  
**Longitude:** -97.1360668924  
**TAD Map:** 2108-440  
**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 2 Lot 4R

**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:** 2004

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

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

**Notice Value:** \$2,033,475

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

**Site Number:** 06618871

**Site Name:** MONTCLAIR PARC ADDITION-2-4R

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 8,580

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 21,275

**Land Acres<sup>\*</sup>:** 0.4884

**Pool:** Y

<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:**

ORRELL JOHN  
ORRELL CHRISTINE

**Primary Owner Address:**

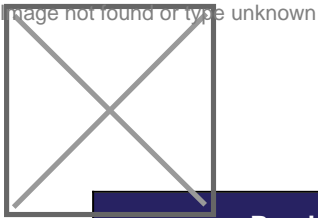
5304 MIRAMAR LN  
COLLEYVILLE, TX 76034-5554

**Deed Date:** 5/8/2003

**Deed Volume:** 0016712

**Deed Page:** 0000020

**Instrument:** 00167120000020



Previous Owners	Date	Instrument	Deed Volume	Deed Page
HOWARD JERRY W;HOWARD JOYCE F	8/25/1993	00112470000124	0011247	0000124
MONTCLAIR PARC INC	1/1/1993	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 <sup>+</sup>
2025	\$1,583,475	\$450,000	\$2,033,475	\$2,033,475
2024	\$1,583,475	\$450,000	\$2,033,475	\$1,900,858
2023	\$1,315,553	\$412,500	\$1,728,053	\$1,728,053
2022	\$1,275,000	\$375,000	\$1,650,000	\$1,650,000
2021	\$1,125,001	\$375,000	\$1,500,001	\$1,500,001
2020	\$1,125,001	\$375,000	\$1,500,001	\$1,500,001

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.