



**Address:** [5504 NORMANDY DR](#)  
**City:** COLLEYVILLE  
**Georeference:** 26417-3-20R  
**Subdivision:** MONTCLAIR PARC ADDITION  
**Neighborhood Code:** 3C020N

**Latitude:** 32.889374812  
**Longitude:** -97.1389582727  
**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 20R

**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:** \$2,579,844

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

**Site Number:** 07057539

**Site Name:** MONTCLAIR PARC ADDITION-3-20R

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 9,336

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 43,781

**Land Acres<sup>\*</sup>:** 1.0050

**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:**

CALAGOURE RICHARD  
GRAHAM JULIE

**Primary Owner Address:**

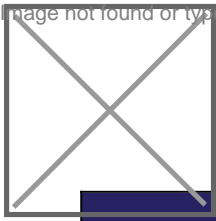
5504 NORMANDY DR  
COLLEYVILLE, TX 76034

**Deed Date:** 10/7/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222246802](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
QBT FAMILY TRUST	12/23/2021	<a href="#">D221378301</a>		
NGUYEN THUY VU;NGUYEN TIENDUNG	9/26/2007	<a href="#">D207350590</a>	0000000	0000000
CROCE JOE;CROCE KIMBERLY	1/1/1997	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	\$2,150,939	\$428,905	\$2,579,844	\$516,902
2024	\$832,499	\$300,000	\$1,132,499	\$401,729
2023	\$90,208	\$275,000	\$365,208	\$365,208
2022	\$1,354,720	\$250,000	\$1,604,720	\$1,364,617
2021	\$990,561	\$250,000	\$1,240,561	\$1,240,561
2020	\$990,561	\$250,000	\$1,240,561	\$1,240,561

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.