



Address: [5405 MONTCLAIR DR](#)
City: COLLEYVILLE
Georeference: 18459H-1-1R
Subdivision: HILLTOP ADDITION
Neighborhood Code: 3C020A

Latitude: 32.8879940657
Longitude: -97.1338070551
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: HILLTOP ADDITION Block 1 Lot 1R

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: \$3,038,338

Protest Deadline Date: 5/24/2024

Site Number: 07230001

Site Name: HILLTOP ADDITION-1-1R

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 6,168

Percent Complete: 100%

Land Sqft^{*}: 134,600

Land Acres^{*}: 3.0900

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:

HOTT MICHAEL J
HOTT DAWN C

Primary Owner Address:

5405 MONTCLAIR DR
COLLEYVILLE, TX 76034-5026

Deed Date: 3/28/2013

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D213079119](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|----------------------------------|------------|----------------------------|-------------|-----------|
| HOTT MICHAEL J | 10/31/2011 | D211290567 | 0000000 | 0000000 |
| HOTT MICHAEL J | 12/8/2010 | D211241326 | 0000000 | 0000000 |
| HOTT EILEEN M HOT;HOTT MICHAEL J | 1/19/2006 | D206021148 | 0000000 | 0000000 |
| BAUM DANIEL W JR;BAUM DEBRA | 1/1/1998 | 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 | \$2,399,838 | \$638,500 | \$3,038,338 | \$1,996,500 |
| 2024 | \$2,399,838 | \$638,500 | \$3,038,338 | \$1,815,000 |
| 2023 | \$1,132,500 | \$638,500 | \$1,771,000 | \$1,650,000 |
| 2022 | \$861,500 | \$638,500 | \$1,500,000 | \$1,500,000 |
| 2021 | \$1,301,354 | \$613,500 | \$1,914,854 | \$1,754,500 |
| 2020 | \$1,261,900 | \$613,500 | \$1,875,400 | \$1,595,000 |

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.