



**Address:** [5705 MORLAIX CT](#)  
**City:** COLLEYVILLE  
**Georeference:** 26417-1-3R  
**Subdivision:** MONTCLAIR PARC ADDITION  
**Neighborhood Code:** 3C020N

**Latitude:** 32.892247326  
**Longitude:** -97.1372467146  
**TAD Map:** 2108-444  
**MAPSCO:** TAR-040F



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 1 Lot 3R

**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:** 1999

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$2,061,380

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

**Site Number:** 07391749

**Site Name:** MONTCLAIR PARC ADDITION-1-3R

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 7,154

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 41,964

**Land Acres<sup>\*</sup>:** 0.9633

**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:**

THE AKF & DMF FAMILY TRUST

**Primary Owner Address:**

5705 MORLAIX CT  
COLLEYVILLE, TX 76034

**Deed Date:** 3/10/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221065724](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DACY TIMOTHY L	12/6/2016	<a href="#">D216284756</a>		
MITCHELL BRYAN N JR;MITCHELL LIZ	6/14/1999	00138760000237	0013876	0000237
IRVING HOMES INC	1/1/1999	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	\$1,611,380	\$450,000	\$2,061,380	\$1,948,043
2024	\$1,611,380	\$450,000	\$2,061,380	\$1,770,948
2023	\$1,140,971	\$412,500	\$1,553,471	\$1,553,471
2022	\$1,111,157	\$375,000	\$1,486,157	\$1,486,157
2021	\$930,782	\$375,000	\$1,305,782	\$1,259,500
2020	\$770,000	\$375,000	\$1,145,000	\$1,145,000

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.