



Address: [5509 MONTCLAIR DR](#)
City: COLLEYVILLE
Georeference: 16076-1-1
Subdivision: GRASSI ADDITION
Neighborhood Code: 3C020A

Latitude: 32.8901147609
Longitude: -97.1339195327
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: GRASSI ADDITION Block 1 Lot 1

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

Protest Deadline Date: 5/24/2024

Site Number: 07394136

Site Name: GRASSI ADDITION-1-1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 4,831

Percent Complete: 100%

Land Sqft^{*}: 105,633

Land Acres^{*}: 2.4250

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:

BHATTARAI REVOCABLE TRUST

Primary Owner Address:

5509 MONTCLAIR DR
COLLEYVILLE, TX 76034

Deed Date: 9/28/2021

Deed Volume:

Deed Page:

Instrument: [D221282672](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BHATTARAI NANDI;BHATTARAI YAMUNA	12/11/2018	D218271781		
MACAULAY ANDREW D;MACAULAY LEAH A	10/8/2014	D214222574		
WASON KATHLEEN;WASON MARK	4/30/2013	D213108864	0000000	0000000
O'BRIEN DONNA M;O'BRIEN PETER M	5/14/2004	D204155723	0000000	0000000
GRASSI ALEXANDER SR;GRASSI KARE	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 ⁺
2025	\$1,919,830	\$538,750	\$2,458,580	\$2,458,580
2024	\$1,919,830	\$538,750	\$2,458,580	\$2,458,580
2023	\$1,600,833	\$538,750	\$2,139,583	\$2,139,583
2022	\$890,161	\$538,750	\$1,428,911	\$1,428,911
2021	\$915,161	\$513,750	\$1,428,911	\$1,428,911
2020	\$992,725	\$513,750	\$1,506,475	\$1,506,475

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

There are no exemptions for this property

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.