



**Address:** [809 MONTREUX AVE](#)  
**City:** COLLEYVILLE  
**Georeference:** 7349G-1-8  
**Subdivision:** CLAIREMONT ADDITION  
**Neighborhood Code:** 3C500M

**Latitude:** 32.9042825547  
**Longitude:** -97.1804004631  
**TAD Map:** 2096-448  
**MAPSCO:** TAR-039A



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** CLAIREMONT ADDITION Block  
1 Lot 8

**Jurisdictions:**

CITY OF COLLEYVILLE (005)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
KELLER ISD (907)

**State Code:** A

**Year Built:** 2005

**Personal Property Account:** N/A

**Agent:** TEXAS TAX PROTEST (05909)

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

**Notice Value:** \$1,247,000

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

**Site Number:** 07914377

**Site Name:** CLAIREMONT ADDITION-1-8

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 4,527

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 20,000

**Land Acres<sup>\*</sup>:** 0.4591

**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:**

KAUDY MATTHEW L  
KAUDY MILAGROS

**Primary Owner Address:**

809 MONTREUX AVE  
COLLEYVILLE, TX 76034-7288

**Deed Date:** 7/29/2015

**Deed Volume:**

**Deed Page:**

**Instrument:** [D215168488](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LUKE FRANK;LUKE SUE	10/11/2005	<a href="#">D205305885</a>	0000000	0000000
M & J CUSTOM DESIGN HOMES CORP	9/21/2004	<a href="#">D204307715</a>	0000000	0000000
ICI DEVELOPMENT LLC	1/1/2001	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	\$1,017,450	\$229,550	\$1,247,000	\$1,098,074
2024	\$1,017,450	\$229,550	\$1,247,000	\$998,249
2023	\$1,021,450	\$229,550	\$1,251,000	\$907,499
2022	\$814,809	\$229,550	\$1,044,359	\$824,999
2021	\$574,999	\$175,000	\$749,999	\$749,999
2020	\$575,000	\$175,000	\$750,000	\$750,000

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.