



**Address:** [5512 MONTCLAIR DR](#)  
**City:** COLLEYVILLE  
**Georeference:** 7593-1-2  
**Subdivision:** COCHRAN ADDITION-COLLEYVILLE  
**Neighborhood Code:** 3C020A

**Latitude:** 32.8907347679  
**Longitude:** -97.1354101848  
**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:** COCHRAN ADDITION-  
COLLEYVILLE Block 1 Lot 2

**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:** 0

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$798,073

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

**Site Number:** 40013596

**Site Name:** COCHRAN ADDITION-COLLEYVILLE-1-2

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,096

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 27,600

**Land Acres<sup>\*</sup>:** 0.6336

**Pool:** N

<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:**

COX LAETITIA R

**Primary Owner Address:**

PO BOX 1785  
COLLEYVILLE, TX 76034

**Deed Date:** 1/1/2002

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** 000000000000000

## 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	\$528,033	\$270,040	\$798,073	\$339,781
2024	\$528,033	\$270,040	\$798,073	\$308,892
2023	\$326,797	\$270,040	\$596,837	\$280,811
2022	\$125,179	\$270,040	\$395,219	\$255,283
2021	\$126,278	\$190,080	\$316,358	\$232,075
2020	\$116,395	\$190,080	\$306,475	\$210,977

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.