

06-27-2025

#### Address: 5407 MONTCLAIR DR

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LOCATION

**City:** COLLEYVILLE Georeference: 18459H-1-2R1 Subdivision: HILLTOP ADDITION Neighborhood Code: 3C020A

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

## **PROPERTY DATA**

Legal Description: HILLTOP ADDITION Block 1 Lot 2R1 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: 2006 Personal Property Account: N/A Agent: SOUTHLAND PROPERTY TAX CONSULTANTS INC (00044) Y Notice Sent Date: 4/15/2025 Notice Value: \$4,322,437 Protest Deadline Date: 5/24/2024

+++ Rounded.

\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## **OWNER INFORMATION**

### **Current Owner:** HU GANG

HU ZI YIN **Primary Owner Address:** 5407 MONTCLAIR DR COLLEYVILLE, TX 76034-5026

Longitude: -97.133896216					
TAD Map: 2108-444					
MAPSCO: TAR-040K					

# Account Number: 41230973

Latitude: 32.8886116875

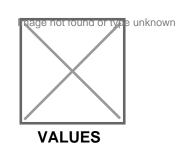


**Tarrant Appraisal District** Property Information | PDF

Site Number: 41230973 Site Name: HILLTOP ADDITION-1-2R1 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size+++: 8,705 Percent Complete: 100% Land Sqft\*: 87,120 Land Acres : 2.0000

Deed Date: 5/20/2009 Deed Volume: 0000000 Deed Page: 0000000 Instrument: D209138212

Previous Owners	Date	Instrument	Deed Volume	Deed Page
STEWART CONNIE;STEWART LARRY R	1/1/2007	000000000000000000000000000000000000000	000000	0000000



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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$3,847,437	\$475,000	\$4,322,437	\$3,187,347
2024	\$3,847,437	\$475,000	\$4,322,437	\$2,897,588
2023	\$3,233,559	\$475,000	\$3,708,559	\$2,634,171
2022	\$2,525,000	\$475,000	\$3,000,000	\$2,394,701
2021	\$1,727,001	\$450,000	\$2,177,001	\$2,177,001
2020	\$1,727,000	\$450,000	\$2,177,000	\$2,133,926

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.