



Address: [5601 MONTCLAIR DR](#)
City: COLLEYVILLE
Georeference: 24950-1-1R
Subdivision: MARTIN, O SUBDIVISION
Neighborhood Code: 3C020A

Latitude: 32.8910824581
Longitude: -97.1343318208
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: MARTIN, O SUBDIVISION Block
1 Lot 1R

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: 2020

Personal Property Account: N/A

Agent: GEORGE MCELROY & ASSOCIATES INC (00030)

Notice Sent Date: 4/15/2025

Notice Value: \$3,261,100

Protest Deadline Date: 5/24/2024

Site Number: 41634942
Site Name: MARTIN, O SUBDIVISION-1-1R
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 7,631
Percent Complete: 100%
Land Sqft^{*}: 36,015
Land Acres^{*}: 0.8268
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:
CAGNEY AND ERICA MCCORMICK REVOCABLE TRUST
Primary Owner Address:
5601 MONTCLAIR DR
COLLEYVILLE, TX 76034

Deed Date: 5/31/2024
Deed Volume:
Deed Page:
Instrument: [D224095427](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCCORMICK CAGNEY;MCCORMICK ERICA	12/23/2019	D219296559		
MCCURRY POLLY E;MCCURRY THOMAS E JR	5/2/2016	D216092907		
PENCE DEBORAH P;PENCE STEPHEN R	1/1/2013	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	\$2,962,080	\$299,020	\$3,261,100	\$3,261,100
2024	\$2,962,080	\$299,020	\$3,261,100	\$3,261,100
2023	\$2,850,980	\$299,020	\$3,150,000	\$3,150,000
2022	\$2,320,821	\$299,020	\$2,619,841	\$2,619,841
2021	\$533,117	\$248,040	\$781,157	\$781,157
2020	\$0	\$248,040	\$248,040	\$248,040

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.