

**Tarrant Appraisal District** Property Information | PDF

Account Number: 41656008

MAPSCO: TAR-040F

Latitude: 32.8906412945 Address: 5513 MONTCLAIR DR

City: COLLEYVILLE Longitude: -97.1339063691 Georeference: 13925-1-1R1 **TAD Map:** 2108-444

Subdivision: FISHER ADDITION-COLLEYVILLE

Neighborhood Code: 3C020A

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PROPERTY DATA

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

Legal Description: FISHER ADDITION-

COLLEYVILLE Block 1 Lot 1R1

Jurisdictions:

Site Number: 41656008 CITY OF COLLEYVILLE (005) Site Name: FISHER ADDITION-COLLEYVILLE-1-1R1

**TARRANT COUNTY (220)** Site Class: A1 - Residential - Single Family TARRANT COUNTY HOSPITAL (224)

Parcels: 1 TARRANT COUNTY COLLEGE (225)

Approximate Size+++: 11,531 GRAPEVINE-COLLEYVILLE ISD (906) State Code: A Percent Complete: 100%

Year Built: 2011 **Land Sqft\***: 96,947 Personal Property Account: N/A Land Acres\*: 2.2256

Agent: NORTH TEXAS PROPERTY TAX SERV (00855b): Y

Notice Sent Date: 4/15/2025 Notice Value: \$4,632,900

Protest Deadline Date: 5/24/2024

+++ Rounded.

## OWNER INFORMATION

**Current Owner: Deed Date: 8/4/2021** DIESEL HOME TRUST **Deed Volume: Primary Owner Address: Deed Page:** 

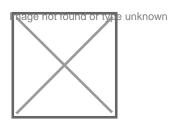
5513 MONTCLAIR DR Instrument: D221313108 COLLEYVILLE, TX 76034

Previous Owners	Date	Instrument	Deed Volume	Deed Page
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<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



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

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$4,124,060	\$508,840	\$4,632,900	\$4,632,900
2024	\$4,124,060	\$508,840	\$4,632,900	\$4,235,000
2023	\$3,984,329	\$508,840	\$4,493,169	\$3,850,000
2022	\$2,991,160	\$508,840	\$3,500,000	\$3,500,000
2021	\$3,016,160	\$483,840	\$3,500,000	\$3,500,000
2020	\$2,546,282	\$453,718	\$3,000,000	\$3,000,000

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **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.

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.