



Address: [2303 VIVIAN CT](#)
City: MANSFIELD
Georeference: 27945-4-4
Subdivision: NELMWOOD ESTATES
Neighborhood Code: 1M0100

Latitude: 32.6096569238
Longitude: -97.1485404083
TAD Map: 2108-340
MAPSCO: TAR-110W



Google Map or type unknown

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

PROPERTY DATA

Legal Description: NELMWOOD ESTATES Block 4
Lot 4

Jurisdictions:

CITY OF MANSFIELD (017)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
MANSFIELD ISD (908)

State Code: A

Year Built: 1983

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$583,033

Protest Deadline Date: 5/24/2024

Site Number: 04801474

Site Name: NELMWOOD ESTATES-4-4

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,798

Percent Complete: 100%

Land Sqft^{*}: 22,733

Land Acres^{*}: 0.5218

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:

COLBURN BRIAN L
COLBURN DEBORAH

Primary Owner Address:

2303 VIVIAN CT
MANSFIELD, TX 76063-4893

Deed Date: 5/8/2013

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D213120905](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHOATE DEBI	4/7/2006	D206106355	0000000	0000000
LYND DIANE;LYND JEFFREY W	7/15/2004	D204225674	0000000	0000000
LANE KAYLA A;LANE ULYS III	10/21/1983	00076470001492	0007647	0001492
NELMS PETE CONSTRUCTION CO INC	12/31/1900	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	\$406,938	\$176,095	\$583,033	\$495,386
2024	\$406,938	\$176,095	\$583,033	\$450,351
2023	\$385,249	\$176,095	\$561,344	\$409,410
2022	\$292,763	\$151,095	\$443,858	\$372,191
2021	\$297,969	\$71,500	\$369,469	\$338,355
2020	\$262,806	\$71,500	\$334,306	\$307,595

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.