



Address: [806 COLBY DR](#)
City: MANSFIELD
Georeference: 7604-1-6-70
Subdivision: COLBY CROSSING ADDN
Neighborhood Code: 1M0800

Latitude: 32.5753670284
Longitude: -97.099155102
TAD Map:
MAPSCO: TAR-125P



Google Map or type unknown

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

PROPERTY DATA

Legal Description: COLBY CROSSING ADDN Block
1 Lot 6 PER PLAT D214006609

Jurisdictions:

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

State Code: A

Year Built: 2015

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$591,755

Protest Deadline Date: 5/24/2024

Site Number: 141704444

Site Name: COLBY CROSSING ADDN Block 1 Lot 6

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,116

Percent Complete: 100%

Land Sqft^{*}: 9,879

Land Acres^{*}: 0.2260

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:

CARTER MEGAN L

Primary Owner Address:

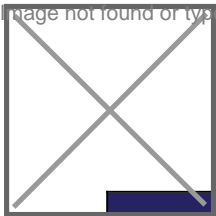
806 COLBY DR
MANSFIELD, TX 76063

Deed Date: 8/7/2015

Deed Volume:

Deed Page:

Instrument: [D215177068](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
WINDSOR HOMES CUMBERLAND LLC	1/7/2015	D215004519		
COLBY CROSSING LTD	1/1/2014	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	\$501,755	\$90,000	\$591,755	\$591,755
2024	\$501,755	\$90,000	\$591,755	\$554,280
2023	\$502,959	\$90,000	\$592,959	\$503,891
2022	\$405,267	\$90,000	\$495,267	\$430,810
2021	\$301,645	\$90,000	\$391,645	\$391,645
2020	\$302,410	\$90,000	\$392,410	\$392,410

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.