



Address: [714 COLBY DR](#)
City: MANSFIELD
Georeference: 7604-1-12-70
Subdivision: COLBY CROSSING ADDN
Neighborhood Code: 1M0800

Latitude: 32.5743833483
Longitude: -97.0985917363
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 12 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: \$540,542

Protest Deadline Date: 5/24/2024

Site Number: 141704509

Site Name: COLBY CROSSING ADDN Block 1 Lot 12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,943

Percent Complete: 100%

Land Sqft^{*}: 8,937

Land Acres^{*}: 0.2050

Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

MCLEOD TRENT
MCLEOD SYLVIA

Primary Owner Address:

714 COLBY DR
MANSFIELD, TX 76063

Deed Date: 4/9/2025

Deed Volume:

Deed Page:

Instrument: [D225062918](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCLEOD TRENT	4/4/2025	D225058841		
THOMAS AUDREY;THOMAS O T	7/27/2016	D216175252		
MEGATEL HOMES INC	6/29/2015	D215158359		
COLBY CROSSING LTD	1/1/2014	00000000000000	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	\$450,542	\$90,000	\$540,542	\$540,542
2024	\$450,542	\$90,000	\$540,542	\$503,907
2023	\$451,691	\$90,000	\$541,691	\$458,097
2022	\$387,246	\$90,000	\$477,246	\$416,452
2021	\$288,593	\$90,000	\$378,593	\$378,593
2020	\$289,324	\$90,000	\$379,324	\$379,324

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.