

# Tarrant Appraisal District Property Information | PDF Account Number: 41704509

### Address: 714 COLBY DR

City: MANSFIELD Georeference: 7604-1-12-70 Subdivision: COLBY CROSSING ADDN Neighborhood Code: 1M080O

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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 Latitude: 32.5743833483 Longitude: -97.0985917363 TAD Map: MAPSCO: TAR-125P



Site Number: 141704509 Site Name: COLBY CROSSING ADDN Block 1 Lot 12 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 2,943 Percent Complete: 100% Land Sqft<sup>\*</sup>: 8,937 Land Acres<sup>\*</sup>: 0.2050 Pool: N

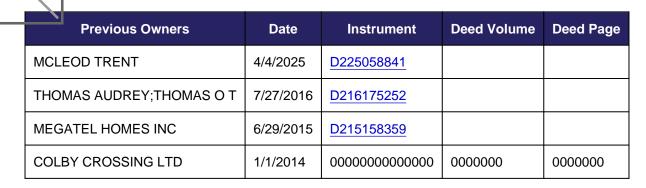
#### +++ Rounded.

\* 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



# VALUES

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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.