



**Address:** [717 COLBY DR](#)  
**City:** MANSFIELD  
**Georeference:** 7604-2-17  
**Subdivision:** COLBY CROSSING ADDN  
**Neighborhood Code:** 1M0800

**Latitude:** 32.5744033398  
**Longitude:** -97.0992779949  
**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  
2 Lot 17 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:** \$511,000

**Protest Deadline Date:** 5/24/2024

**Site Number:** 141704851

**Site Name:** COLBY CROSSING ADDN Block 2 Lot 17

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,776

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,895

**Land Acres<sup>\*</sup>:** 0.2040

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

HILL MICHAEL A  
HILL CONNIE L

**Primary Owner Address:**

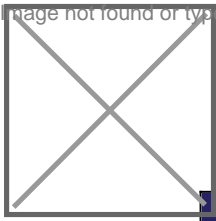
717 COLBY DR  
MANSFIELD, TX 76063

**Deed Date:** 12/15/2015

**Deed Volume:**

**Deed Page:**

**Instrument:** [D215282514](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MEGATEL HOMES INC	4/9/2015	<a href="#">D215077397</a>		
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 <sup>+</sup>
2025	\$391,000	\$90,000	\$481,000	\$481,000
2024	\$421,000	\$90,000	\$511,000	\$503,797
2023	\$433,000	\$90,000	\$523,000	\$457,997
2022	\$382,257	\$90,000	\$472,257	\$416,361
2021	\$288,510	\$90,000	\$378,510	\$378,510
2020	\$289,240	\$90,000	\$379,240	\$379,240

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.