

Tarrant Appraisal District

Property Information | PDF

Account Number: 42730986

Address: 2703 COLBY DR

City: MANSFIELD

Georeference: 7604-1-2-71

Subdivision: COLBY CROSSING ADDN

Neighborhood Code: 1M080U

Googlet Mapd 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 2

Jurisdictions:

CITY OF MANSFIELD (017)
TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225)

MANSFIELD ISD (908)

State Code: A Year Built: 2024

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025 Notice Value: \$583,627

Protest Deadline Date: 5/24/2024

Site Number: 800061233

Site Name: COLBY CROSSING ADDN Block 1 Lot 2

Site Class: A1 - Residential - Single Family

Latitude: 32.5755561874

TAD Map: 2120-328 **MAPSCO:** TAR-125P

Longitude: -97.0961804066

Parcels: 1

Approximate Size+++: 3,159
Percent Complete: 100%

Land Sqft*: 4,649 Land Acres*: 0.1067

Pool: N

+++ Rounded.

OWNER INFORMATION

Current Owner:

BROWN TARA BROWN JUSTIN

Primary Owner Address:

2703 COLBY DR MANSFIELD, TX 76063 **Deed Date:** 1/6/2025 **Deed Volume:**

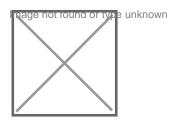
Deed Page:

Instrument: D225002595

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DREES CUSTOM HOMES LP	4/3/2023	D223054852		

07-01-2025 Page 1

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



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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$458,627	\$125,000	\$583,627	\$563,627
2024	\$0	\$87,500	\$87,500	\$87,500
2023	\$0	\$87,500	\$87,500	\$87,500
2022	\$0	\$87,500	\$87,500	\$87,500
0	\$0	\$0	\$0	\$0

Pending indicates that the property record has not yet been completed for the indicated tax year.

EXEMPTIONS / SPECIAL APPRAISAL

There are no exemptions for this property

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.

07-01-2025 Page 2

⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.