



Address: [2712 COLBY DR](#)
City: MANSFIELD
Georeference: 7604-3-7
Subdivision: COLBY CROSSING ADDN
Neighborhood Code: 1M080U

Latitude: 32.5753475883
Longitude: -97.0953836402
TAD Map: 2120-328
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 3 Lot 7

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

State Code: A
Year Built: 2022
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 800061270
Site Name: COLBY CROSSING ADDN Block 3 Lot 7
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,673
Percent Complete: 100%
Land Sqft^{*}: 4,970
Land Acres^{*}: 0.1141
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:
RATEMO BRIAN
NYAMICHABA EUNICE
Primary Owner Address:
2712 COLBY DR
MANSFIELD, TX 76063

Deed Date: 9/1/2023
Deed Volume:
Deed Page:
Instrument: [D223159092](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WINDSOR HOMES CUMBERLAND LLC	3/1/2022	D222057547		

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	\$430,000	\$125,000	\$555,000	\$555,000
2024	\$430,000	\$125,000	\$555,000	\$555,000
2023	\$287,500	\$125,000	\$412,500	\$412,500
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.

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

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.