

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 42731371

Address: 2714 COLBY DR

City: MANSFIELD

Georeference: 7604-3-8

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

3 Lot 8

**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

Notice Sent Date: 4/15/2025 Notice Value: \$499,990

Protest Deadline Date: 5/24/2024

Site Number: 800061284

Site Name: COLBY CROSSING ADDN Block 3 Lot 8

Site Class: A1 - Residential - Single Family

Latitude: 32.5754010294

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

Longitude: -97.0952702494

Parcels: 1

Approximate Size+++: 2,697
Percent Complete: 100%

Land Sqft\*: 5,000 Land Acres\*: 0.1148

Pool: N

+++ Rounded.

## OWNER INFORMATION

**Current Owner:** 

OKUSANYA OLUDARE
OKUSANYA OLAWALE
Primary Owner Address:

Deed Date: 4/17/2024

Deed Volume:
Deed Page:

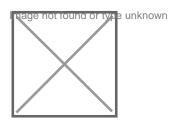
2714 COLBY DR MANSFIELD, TX 76063

Instrument: D224066265

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WINDSOR HOMES CUMBERLAND LLC	2/17/2022	D222046009		

07-10-2025 Page 1

<sup>\*</sup> 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. Tarrant County Tax Office Account Information.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$374,990	\$125,000	\$499,990	\$499,990
2024	\$374,990	\$125,000	\$499,990	\$499,990
2023	\$299,000	\$125,000	\$424,000	\$424,000
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.

07-10-2025 Page 2

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