



**Address:** [2716 COLBY DR](#)  
**City:** MANSFIELD  
**Georeference:** 7604-3-9  
**Subdivision:** COLBY CROSSING ADDN  
**Neighborhood Code:** 1M080U

**Latitude:** 32.5754555654  
**Longitude:** -97.0951576052  
**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 9

**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:** 800061278  
**Site Name:** COLBY CROSSING ADDN Block 3 Lot 9  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,970  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,000  
**Land Acres<sup>\*</sup>:** 0.1148  
**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:**

FLEISCHMANN ELLEN  
FLEISCHMANN SCOTT

**Primary Owner Address:**

2716 COLBY DR  
MANSFIELD, TX 76063

**Deed Date:** 8/31/2023  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D223158337](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WINDSOR HOMES CUMBERLAND LLC	2/15/2022	<a href="#">D222044827</a>		

## 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	\$380,000	\$125,000	\$505,000	\$505,000
2024	\$380,000	\$125,000	\$505,000	\$505,000
2023	\$307,000	\$125,000	\$432,000	\$432,000
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.

+ 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.