



**Address:** [1009 COLBUS LYNN CT](#)  
**City:** MANSFIELD  
**Georeference:** 38606-10-22  
**Subdivision:** SILVER OAK ADDITION  
**Neighborhood Code:** 1M800P

**Latitude:** 32.5512260905  
**Longitude:** -97.1613871602  
**TAD Map:** 2102-320  
**MAPSCO:** TAR-123Y



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** SILVER OAK ADDITION Block  
10 Lot 22

**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:** 800063262

**Site Name:** SILVER OAK ADDITION PHASE 1 Block 10 Lot 22

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,291

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 15,317

**Land Acres<sup>\*</sup>:** 0.3520

**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:**

RICHARDSON NICOLAS CARL  
SPALDING MACKENNA ANN

**Primary Owner Address:**

1009 COLBUS LYNN CT  
MANSFIELD, TX 76063

**Deed Date:** 9/29/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222239807](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
D R HORTON - TEXAS LTD	10/28/2021	JC41036		

## 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	\$395,709	\$80,000	\$475,709	\$475,709
2024	\$395,709	\$80,000	\$475,709	\$475,709
2023	\$463,000	\$80,000	\$543,000	\$543,000
2022	\$0	\$35,000	\$35,000	\$35,000
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

- 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.