



**Address:** [716 COLBY DR](#)  
**City:** MANSFIELD  
**Georeference:** 7604-1-11-70  
**Subdivision:** COLBY CROSSING ADDN  
**Neighborhood Code:** 1M0800

**Latitude:** 32.5745509917  
**Longitude:** -97.0987037812  
**TAD Map:**  
**MAPSCO:** TAR-125P



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

## PROPERTY DATA

**Legal Description:** COLBY CROSSING ADDN Block  
1 Lot 11 PER PLAT D214006609

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2016

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 141704495

**Site Name:** COLBY CROSSING ADDN Block 1 Lot 11

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,863

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,789

**Land Acres<sup>\*</sup>:** 0.1780

**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:**

DAVIS VINCENT  
DAVIS NORA

**Primary Owner Address:**

716 COLBY DR  
MANSFIELD, TX 76063

**Deed Date:** 10/4/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216237372](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MEGATEL HOMES INC	3/9/2016	<a href="#">D216054322</a>		
COLBY CROSSING LTD	1/1/2014	00000000000000	0000000	0000000

## 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	\$0	\$0	\$0	\$0
2024	\$518,000	\$90,000	\$608,000	\$595,751
2023	\$513,000	\$90,000	\$603,000	\$541,592
2022	\$437,400	\$90,000	\$527,400	\$492,356
2021	\$357,596	\$90,000	\$447,596	\$447,596
2020	\$358,000	\$90,000	\$448,000	\$448,000

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.