



Address: [601 COLBY DR](#)
City: MANSFIELD
Georeference: 7604-2-2-70
Subdivision: COLBY CROSSING ADDN
Neighborhood Code: 1M0800

Latitude: 32.5748958417
Longitude: -97.0965552457
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
2 Lot 2 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: 141704681

Site Name: COLBY CROSSING ADDN Block 2 Lot 2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,690

Percent Complete: 100%

Land Sqft^{*}: 7,967

Land Acres^{*}: 0.1820

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:

SPRECHER KENNETH
SPRECHER CHERYLE

Primary Owner Address:

601 COLBY DR
MANSFIELD, TX 76063

Deed Date: 9/21/2016

Deed Volume:

Deed Page:

Instrument: [D216221385](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WINDSOR HOMES CUMBERLAND LLC	1/27/2016	D216024757		
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 ⁺
2025	\$0	\$0	\$0	\$0
2024	\$390,686	\$90,000	\$480,686	\$447,216
2023	\$386,569	\$90,000	\$476,569	\$406,560
2022	\$350,000	\$90,000	\$440,000	\$369,600
2021	\$246,000	\$90,000	\$336,000	\$336,000
2020	\$246,000	\$90,000	\$336,000	\$336,000

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.