



**Address:** [717 COLBY DR](#)  
**City:** MANSFIELD  
**Georeference:** 7604-2-17  
**Subdivision:** COLBY CROSSING ADDN  
**Neighborhood Code:** 1M0800

**Latitude:** 32.5744033398  
**Longitude:** -97.0992779949  
**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 17 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:** 2015

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 141704851

**Site Name:** COLBY CROSSING ADDN Block 2 Lot 17

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,776

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,895

**Land Acres<sup>\*</sup>:** 0.2040

**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:**

HILL MICHAEL A  
HILL CONNIE L

**Primary Owner Address:**

717 COLBY DR  
MANSFIELD, TX 76063

**Deed Date:** 12/15/2015

**Deed Volume:**

**Deed Page:**

**Instrument:** [D215282514](#)

| Previous Owners    | Date     | Instrument                 | Deed Volume | Deed Page |
|--------------------|----------|----------------------------|-------------|-----------|
| MEGATEL HOMES INC  | 4/9/2015 | <a href="#">D215077397</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 | \$421,000          | \$90,000    | \$511,000    | \$503,797                    |
| 2023 | \$433,000          | \$90,000    | \$523,000    | \$457,997                    |
| 2022 | \$382,257          | \$90,000    | \$472,257    | \$416,361                    |
| 2021 | \$288,510          | \$90,000    | \$378,510    | \$378,510                    |
| 2020 | \$289,240          | \$90,000    | \$379,240    | \$379,240                    |

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.