



**Address:** [813 COLBY DR](#)  
**City:** MANSFIELD  
**Georeference:** 7604-2-25  
**Subdivision:** COLBY CROSSING ADDN  
**Neighborhood Code:** 1M0800

**Latitude:** 32.5756532139  
**Longitude:** -97.1001032667  
**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 25 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:** 141704940

**Site Name:** COLBY CROSSING ADDN Block 2 Lot 25

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,137

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,436

**Land Acres<sup>\*</sup>:** 0.1930

**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:**  
WILLIAMS FAMILY TRUST  
**Primary Owner Address:**  
813 COLBY DR  
MANSFIELD, TX 76063

**Deed Date:** 10/27/2023  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D223196364](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WILLIAMS MARTHA L;WILLIAMS RICKIE J	7/28/2016	<a href="#">D216170691</a>		
WINDSOR HOMES CUMBERLAND LLC	12/16/2015	<a href="#">D215284952</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*
2025	\$0	\$0	\$0	\$0
2024	\$475,023	\$90,000	\$565,023	\$523,747
2023	\$476,232	\$90,000	\$566,232	\$476,134
2022	\$407,979	\$90,000	\$497,979	\$432,849
2021	\$303,499	\$90,000	\$393,499	\$393,499
2020	\$304,266	\$90,000	\$394,266	\$394,266

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)
- DISABLED VET 100 PCT 11.131

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.