



**Address:** [2704 CHAMBRAY LN](#)  
**City:** MANSFIELD  
**Georeference:** 7604-2-3-71  
**Subdivision:** COLBY CROSSING ADDN  
**Neighborhood Code:** 1M080U

**Latitude:** 32.5744077794  
**Longitude:** -97.0954018958  
**TAD Map:** 2120-328  
**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 3

**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:** 5/15/2025

**Site Number:** 800061256

**Site Name:** COLBY CROSSING ADDN Block 2 Lot 3

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,398

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,530

**Land Acres<sup>\*</sup>:** 0.2188

**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:**

HOWZE GARRETT  
HOWZE SHANNA

**Primary Owner Address:**

2704 CHAMBRAY LN  
MANSFIELD, TX 76063

**Deed Date:** 8/28/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224153978](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DREES CUSTOM HOMES LP	1/7/2022	<a href="#">D222010301</a>		

## 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	\$397,463	\$125,000	\$522,463	\$522,463
2023	\$400,356	\$125,000	\$525,356	\$525,356
2022	\$0	\$87,500	\$87,500	\$87,500
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.