



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

**Latitude:** 32.5751940794  
**Longitude:** -97.0958980355  
**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 3 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:** 800061266

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

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,236

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,676

**Land Acres<sup>\*</sup>:** 0.1303

**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:**

DEL PERCIO DUSTIN  
DEL PERCIO NATASA

**Primary Owner Address:**

2704 COLBY DR  
MANSFIELD, TX 76063

**Deed Date:** 9/29/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223176654](#)

| Previous Owners              | Date     | Instrument                 | Deed Volume | Deed Page |
|------------------------------|----------|----------------------------|-------------|-----------|
| WINDSOR HOMES CUMBERLAND LLC | 3/1/2022 | <a href="#">D222057260</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 | \$356,000          | \$125,000   | \$481,000    | \$481,000                    |
| 2023 | \$259,000          | \$125,000   | \$384,000    | \$384,000                    |
| 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.