



Address: [2712 COLBY DR](#)
City: MANSFIELD
Georeference: 7604-3-7
Subdivision: COLBY CROSSING ADDN
Neighborhood Code: 1M080U

Latitude: 32.5753475883
Longitude: -97.0953836402
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 7

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: 800061270

Site Name: COLBY CROSSING ADDN Block 3 Lot 7

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,673

Percent Complete: 100%

Land Sqft^{*}: 4,970

Land Acres^{*}: 0.1141

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:

RATEMO BRIAN
NYAMICHABA EUNICE

Primary Owner Address:

2712 COLBY DR
MANSFIELD, TX 76063

Deed Date: 9/1/2023

Deed Volume:

Deed Page:

Instrument: [D223159092](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WINDSOR HOMES CUMBERLAND LLC	3/1/2022	D222057547		

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	\$430,000	\$125,000	\$555,000	\$555,000
2023	\$287,500	\$125,000	\$412,500	\$412,500
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

There are no exemptions for this property

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.