

Tarrant Appraisal District Property Information | PDF Account Number: 42731362

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:

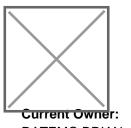
CITY OF MANSFIELD (017) TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) MANSFIELD ISD (908) State Code: A

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



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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	<u>D222057547</u>		

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.