



## LOCATION

**Address:** [704 STEVENS CT](#)

**City:** MANSFIELD

**Georeference:** 7604-1-17-70

**Subdivision:** COLBY CROSSING ADDN

**Neighborhood Code:** 1M0800

**Latitude:** 32.5752506431

**Longitude:** -97.098020458

**TAD Map:**

**MAPSCO:** TAR-125P



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** COLBY CROSSING ADDN Block  
1 Lot 17 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:** 2014

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 141704568

**Site Name:** COLBY CROSSING ADDN Block 1 Lot 17

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,848

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 15,205

**Land Acres<sup>\*</sup>:** 0.3490

**Pool:** Y

<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:**

LANG KRISTINE MALIA

**Primary Owner Address:**

704 STEVENS CT  
MANSFIELD, TX 76063

**Deed Date:** 6/4/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223100816](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LANG BARTON;LANG KRISTINE MALIA	3/20/2015	<a href="#">D215056963</a>		
WINDSOR HOMES CUMBERLAND LLC	9/24/2014	<a href="#">D214216129</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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$554,000	\$90,000	\$644,000	\$625,570
2023	\$588,000	\$90,000	\$678,000	\$568,700
2022	\$518,858	\$90,000	\$608,858	\$517,000
2021	\$380,000	\$90,000	\$470,000	\$470,000
2020	\$380,000	\$90,000	\$470,000	\$470,000

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.