



## LOCATION

**Address:** [2708 COLBY DR](#)  
**City:** MANSFIELD  
**Georeference:** 7604-3-5  
**Subdivision:** COLBY CROSSING ADDN  
**Neighborhood Code:** 1M080U

**Latitude:** 32.5752540772  
**Longitude:** -97.0956195536  
**TAD Map:** 2120-328  
**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 3 Lot 5

**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:** 800061268

**Site Name:** COLBY CROSSING ADDN Block 3 Lot 5

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,306

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 4,663

**Land Acres<sup>\*</sup>:** 0.1070

**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:**

NYAMICHABA DOLLY NYARERA

**Primary Owner Address:**

2708 COLBY DR  
MANSFIELD, TX 76063

**Deed Date:** 8/18/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223149223](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WINDSOR HOMES CUMBERLAND LLC	2/15/2022	<a href="#">D222044820</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	\$380,565	\$125,000	\$505,565	\$505,565
2023	\$299,000	\$125,000	\$424,000	\$424,000
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.