



**Address:** [251 COUNTRY MEADOW DR](#)  
**City:** MANSFIELD  
**Georeference:** 24753-1-1  
**Subdivision:** MANSFIELD COUNTRY ESTATES ADDN  
**Neighborhood Code:** 1M900B

**Latitude:** 32.5967274284  
**Longitude:** -97.1728442624  
**TAD Map:** 2096-336  
**MAPSCO:** TAR-123B



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** MANSFIELD COUNTRY  
ESTATES ADDN Block 1 Lot 1

**Jurisdictions:**

CITY OF MANSFIELD (017)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
MANSFIELD ISD (908)

**State Code:** A

**Year Built:** 1984

**Personal Property Account:** N/A

**Agent:** OCONNOR & ASSOCIATES (00436)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$318,902

**Protest Deadline Date:** 5/24/2024

**Site Number:** 05169224

**Site Name:** MANSFIELD COUNTRY ESTATES ADDN-1-1

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,805

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 20,557

**Land Acres<sup>\*</sup>:** 0.4719

**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:**

CUMMINGS LEONARD  
CUMMINGS RENEE

**Primary Owner Address:**

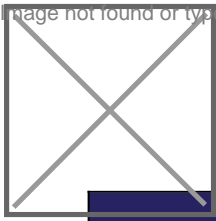
251 COUNTRY MEADOW DR  
MANSFIELD, TX 76063-5911

**Deed Date:** 6/14/2004

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D204190980](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
BASDEN BRUCE P;BASDEN LYNN	11/29/2000	00146390000287	0014639	0000287
ALLEVA RHONDA J;ALLEVA RONALD J	6/13/1984	00078740001565	0007874	0001565
M & W HOME BUILDERS INC	12/31/1900	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	\$261,316	\$44,830	\$306,146	\$306,146
2024	\$274,072	\$44,830	\$318,902	\$286,165
2023	\$282,170	\$44,830	\$327,000	\$260,150
2022	\$269,964	\$28,314	\$298,278	\$236,500
2021	\$186,686	\$28,314	\$215,000	\$215,000
2020	\$186,686	\$28,314	\$215,000	\$203,624

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.