



**Address:** [2025 CAINS LN](#)  
**City:** MANSFIELD  
**Georeference:** 32624-1-2  
**Subdivision:** PLEASANT ACRES (MANSFIELD)  
**Neighborhood Code:** 1M080B

**Latitude:** 32.5961089083  
**Longitude:** -97.1390122001  
**TAD Map:** 2108-336  
**MAPSCO:** TAR-124B



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** PLEASANT ACRES  
(MANSFIELD) Block 1 Lot 2

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1999

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$838,000

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

**Site Number:** 06639151

**Site Name:** PLEASANT ACRES (MANSFIELD)-1-2

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 5,135

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 95,832

**Land Acres<sup>\*</sup>:** 2.2000

**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:**

LEON WALTER  
WILLIAMS LEON JAMIE

**Primary Owner Address:**

2025 CAINS LN  
MANSFIELD, TX 76063-7606

**Deed Date:** 8/13/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224147181](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
LEON WALTER	2/11/1998	00130820000095	0013082	0000095
CAIN V LEE	1/1/1993	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	\$630,175	\$207,825	\$838,000	\$838,000
2024	\$630,175	\$207,825	\$838,000	\$838,000
2023	\$775,312	\$153,425	\$928,737	\$780,450
2022	\$676,318	\$121,550	\$797,868	\$709,500
2021	\$523,450	\$121,550	\$645,000	\$645,000
2020	\$523,450	\$121,550	\$645,000	\$645,000

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.