



Address: [2101 CAINS LN](#)
City: MANSFIELD
Georeference: 32624-1-3
Subdivision: PLEASANT ACRES (MANSFIELD)
Neighborhood Code: 1M080B

Latitude: 32.5963103907
Longitude: -97.1395096271
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 3

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: UPTG (00670)

Notice Sent Date: 4/15/2025

Notice Value: \$877,293

Protest Deadline Date: 5/24/2024

Site Number: 06639178

Site Name: PLEASANT ACRES (MANSFIELD)-1-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 5,191

Percent Complete: 100%

Land Sqft^{*}: 56,628

Land Acres^{*}: 1.3000

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

TRAN DENNIS
TRAN MAI

Primary Owner Address:

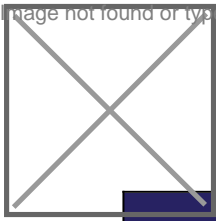
2101 CAINS LN
MANSFIELD, TX 76063-7605

Deed Date: 12/17/2001

Deed Volume: 0015342

Deed Page: 0000141

Instrument: 00153420000141



Previous Owners	Date	Instrument	Deed Volume	Deed Page
RAUCH ELISA;RAUCH GUNTER	10/5/1998	00135410000337	0013541	0000337
BRYAN DARRELL B;BRYAN KASI L	12/4/1995	00121940001619	0012194	0001619
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 ⁺
2025	\$709,293	\$168,000	\$877,293	\$877,293
2024	\$709,293	\$168,000	\$877,293	\$806,608
2023	\$640,000	\$122,000	\$762,000	\$733,280
2022	\$660,500	\$84,500	\$745,000	\$666,618
2021	\$521,516	\$84,500	\$606,016	\$606,016
2020	\$521,516	\$84,500	\$606,016	\$606,016

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.