



Address: [2224 CAINS LN](#)
City: MANSFIELD
Georeference: 32624-1-7
Subdivision: PLEASANT ACRES (MANSFIELD)
Neighborhood Code: 1M080B

Latitude: 32.5989865489
Longitude: -97.1423032458
TAD Map: 2108-336
MAPSCO: TAR-124A



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 7

Jurisdictions:

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

State Code: A

Year Built: 2019

Personal Property Account: N/A

Agent: UPTG (00670)

Protest Deadline Date: 5/24/2024

Site Number: 06639216

Site Name: PLEASANT ACRES (MANSFIELD)-1-7

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 8,409

Percent Complete: 100%

Land Sqft^{*}: 114,432

Land Acres^{*}: 2.6270

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:

KHATER FAMILY TRUST

Primary Owner Address:

2224 CAINS LN
MANSFIELD, TX 76063

Deed Date: 1/21/2023

Deed Volume:

Deed Page:

Instrument: [D223019441](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KHATER ASHRAF	12/5/2018	D218266946		
BK CATO LTD	7/14/2009	D209225729	0000000	0000000
SWEENEY CHARLES D;SWEENEY PATRICIA	8/16/2006	00137480000450	0013748	0000450
SWEENEY CHARLES D;SWEENEY PATRICIA	3/17/1999	00137480000450	0013748	0000450
FABIAN CHARLES D;FABIAN LARRY J	1/28/1998	00130620000223	0013062	0000223
M R DEV CORP	11/20/1997	00129890000176	0012989	0000176
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	\$912,097	\$167,073	\$1,079,170	\$1,079,170
2024	\$912,097	\$167,073	\$1,079,170	\$1,079,170
2023	\$1,533,886	\$123,911	\$1,657,797	\$1,113,114
2022	\$1,046,571	\$101,599	\$1,148,170	\$1,011,922
2021	\$818,330	\$101,599	\$919,929	\$919,929
2020	\$237,033	\$101,599	\$338,632	\$338,632

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.