



**Address:** [2216 CAINS LN](#)  
**City:** MANSFIELD  
**Georeference:** 32624-1-8  
**Subdivision:** PLEASANT ACRES (MANSFIELD)  
**Neighborhood Code:** 1M080B

**Latitude:** 32.5988199043  
**Longitude:** -97.1413003943  
**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 8

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1994

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$815,829

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

**Site Number:** 06639224

**Site Name:** PLEASANT ACRES (MANSFIELD)-1-8

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 5,530

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 83,156

**Land Acres<sup>\*</sup>:** 1.9090

**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:**

LEMMONS ROBERT S  
LEMMONS CYNTHIA

**Primary Owner Address:**

2216 CAINS LN  
MANSFIELD, TX 76063

**Deed Date:** 6/14/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217138296](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CATO BENNIE KEVIN;CATO JONI L	7/14/1994	00116770000412	0011677	0000412
KEVIN CATO	4/12/1994	00115590000652	0011559	0000652
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	\$629,029	\$186,800	\$815,829	\$815,829
2024	\$629,029	\$186,800	\$815,829	\$770,000
2023	\$562,653	\$137,347	\$700,000	\$700,000
2022	\$544,528	\$105,472	\$650,000	\$650,000
2021	\$544,528	\$105,472	\$650,000	\$650,000
2020	\$594,028	\$105,472	\$699,500	\$699,500

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.