



Address: [2032 CAINS LN](#)
City: MANSFIELD
Georeference: 32624-1-12
Subdivision: PLEASANT ACRES (MANSFIELD)
Neighborhood Code: 1M080B

Latitude: 32.5971587532
Longitude: -97.1388458286
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 12

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
Protest Deadline Date: 5/24/2024

Site Number: 06639267
Site Name: PLEASANT ACRES (MANSFIELD)-1-12
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,979
Percent Complete: 100%
Land Sqft^{*}: 18,247
Land Acres^{*}: 0.4189
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:
ARREDONDO JOEL
Primary Owner Address:
2032 CAINS LN
MANSFIELD, TX 76063-7601

Deed Date: 3/17/2008
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D208099378](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WMC MORTGAGE CORP	5/1/2007	D207157512	0000000	0000000
MAZIN GAIL A	10/18/2006	D206338449	0000000	0000000
PHELPS HARVEY	6/23/2005	D205197086	0000000	0000000
BOSTON LORETTA	6/14/2004	D204195379	0000000	0000000
CAIN PAUL RIGGS	1/23/2003	00163910000305	0016391	0000305
CAIN BRENDA;CAIN PAUL	9/11/1997	00131130000013	0013113	0000013
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	\$537,220	\$83,780	\$621,000	\$621,000
2024	\$537,220	\$83,780	\$621,000	\$621,000
2023	\$516,354	\$58,646	\$575,000	\$575,000
2022	\$554,984	\$27,228	\$582,212	\$533,512
2021	\$457,783	\$27,228	\$485,011	\$485,011
2020	\$457,783	\$27,228	\$485,011	\$485,011

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.