



Address: [2024 CAINS LN](#)
City: MANSFIELD
Georeference: 32624-1-16
Subdivision: PLEASANT ACRES (MANSFIELD)
Neighborhood Code: 1M080B

Latitude: 32.5972619905
Longitude: -97.1381863867
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 16

Jurisdictions:

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

State Code: A

Year Built: 1998

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$630,049

Protest Deadline Date: 5/24/2024

Site Number: 06639305

Site Name: PLEASANT ACRES (MANSFIELD)-1-16

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,205

Percent Complete: 100%

Land Sqft^{*}: 30,492

Land Acres^{*}: 0.7000

Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

BEHMANESH GEORGE ABBAS

Primary Owner Address:

2024 CAINS LN
MANSFIELD, TX 76063-7601

Deed Date: 1/11/2010

Deed Volume: 00000000

Deed Page: 00000000

Instrument: [D211241360](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
BEHMANESH GEORGE;BEHMANESH PATTI EST	11/7/1997	00129750000049	0012975	0000049
CAIN V LEE	1/1/1993	000000000000000	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	\$513,049	\$117,000	\$630,049	\$630,049
2024	\$513,049	\$117,000	\$630,049	\$585,533
2023	\$462,610	\$83,000	\$545,610	\$532,303
2022	\$438,412	\$45,500	\$483,912	\$483,912
2021	\$440,545	\$45,500	\$486,045	\$486,045
2020	\$423,483	\$45,500	\$468,983	\$458,996

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.