

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 06639348

Address: 2000 CAINS LN

City: MANSFIELD

**Georeference:** 32624-1-19

**Subdivision:** PLEASANT ACRES (MANSFIELD)

Neighborhood Code: 1M080B

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This map, content, and location of property is provided by Google Services.

## **PROPERTY DATA**

Legal Description: PLEASANT ACRES

(MANSFIELD) Block 1 Lot 19

**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

Notice Sent Date: 4/15/2025 Notice Value: \$853,000

Protest Deadline Date: 5/24/2024

Site Number: 06639348

Site Name: PLEASANT ACRES (MANSFIELD)-1-19

Site Class: A1 - Residential - Single Family

Latitude: 32.5965996219

**TAD Map:** 2108-336 **MAPSCO:** TAR-124B

Longitude: -97.1371394924

Parcels: 1

Approximate Size+++: 5,501
Percent Complete: 100%

Land Sqft\*: 47,415 Land Acres\*: 1.0885

Pool: N

+++ Rounded.

## OWNER INFORMATION

**Current Owner:** 

VENSON MICHAEL DAVID DE JESUS JOAN MENDOZA

**Primary Owner Address:** 

2000 CAINS LN

MANSFIELD, TX 76063

Deed Date: 12/28/2021

Deed Volume: Deed Page:

Instrument: D222008059 CWD

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<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



| Previous Owners                  | Date       | Instrument      | Deed Volume | Deed Page |
|----------------------------------|------------|-----------------|-------------|-----------|
| CANATE MIREYA;GRINDELE KEVIN     | 7/18/2016  | D216182678      |             |           |
| CANATE MIREYA I                  | 8/20/2014  | D214182447      |             |           |
| CARTUS CORPORATION               | 8/19/2014  | D214182446      |             |           |
| DUVALL JOHN R                    | 5/7/2012   | D212111741      | 0000000     | 0000000   |
| HILL GREGORY;HILL TRACI          | 4/11/2008  | D208145261      | 0000000     | 0000000   |
| WASHINGTON MUTUAL BANK           | 6/5/2007   | D207208171      | 0000000     | 0000000   |
| BENNETT EVA                      | 10/16/2006 | D206335651      | 0000000     | 0000000   |
| ROBERTS CARL                     | 9/25/2006  | D206328561      | 0000000     | 0000000   |
| MCKISSIC VERA A;MCKISSIC WILLIAM | 2/5/2003   | 00163850000179  | 0016385     | 0000179   |
| FRUSTACI SALVATORE               | 3/2/1998   | 00131080000559  | 0013108     | 0000559   |
| 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.

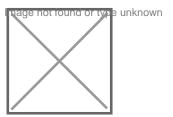
| Year | Improvement Market | Land Market | Total Market | Total Appraised* |
|------|--------------------|-------------|--------------|------------------|
| 2025 | \$725,481          | \$127,519   | \$853,000    | \$844,580        |
| 2024 | \$725,481          | \$127,519   | \$853,000    | \$767,800        |
| 2023 | \$605,986          | \$92,014    | \$698,000    | \$698,000        |
| 2022 | \$688,992          | \$60,139    | \$749,131    | \$749,131        |
| 2021 | \$692,327          | \$60,139    | \$752,466    | \$752,466        |
| 2020 | \$667,074          | \$60,139    | \$727,213    | \$688,691        |

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **EXEMPTIONS / SPECIAL APPRAISAL**

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.



- HOMESTEAD GENERAL 11.13(b)
- DISABLED VET 70 to 99 PCT 11.22
- DISABLED VET 100 PCT 11.131 T&P

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.

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