



Address: [1808 CANCUN DR](#)
City: MANSFIELD
Georeference: 8497M-11-22
Subdivision: COUNTRY MEADOWS ADDN SEC 3 - 7
Neighborhood Code: 1M900A

Latitude: 32.5899272951
Longitude: -97.1731148114
TAD Map: 2096-332
MAPSCO: TAR-123F



Google Map or type unknown

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

PROPERTY DATA

Legal Description: COUNTRY MEADOWS ADDN
SEC 3 - 7 Block 11 Lot 22

Jurisdictions:

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

State Code: A

Year Built: 2002

Personal Property Account: N/A

Agent: RESOLUTE PROPERTY TAX SOLUTIONS (00998)

Protest Deadline Date: 5/24/2024

Site Number: 07755651

Site Name: COUNTRY MEADOWS ADDN SEC 3 - 7-11-22

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,785

Percent Complete: 100%

Land Sqft^{*}: 6,000

Land Acres^{*}: 0.1377

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

YAMASA CO LTD

Primary Owner Address:

PO BOX 4090
SCOTTSDALE, AZ 85261

Deed Date: 4/30/2021

Deed Volume:

Deed Page:

Instrument: [D221128119](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KERSCHEN DEBORAH;KERSCHEN TIMOTHY	6/13/2011	D211139081	0000000	0000000
TIDE PROPERTIES LLC	4/8/2010	D210086598	0000000	0000000
JPMORGAN CHASE BANK	2/2/2010	D210029724	0000000	0000000
KYLE DAIL	3/20/2006	D206109182	0000000	0000000
JOHNSON DONNA C;JOHNSON J A SMITH	8/22/2002	00159330000162	0015933	0000162
CHOICE HOMES INC	5/23/2002	001570300000063	0015703	0000063
ELDORADO DEVELOPMENT CORP	1/1/2001	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	\$196,000	\$25,000	\$221,000	\$221,000
2024	\$247,000	\$50,000	\$297,000	\$297,000
2023	\$273,000	\$50,000	\$323,000	\$323,000
2022	\$245,000	\$25,000	\$270,000	\$270,000
2021	\$210,803	\$25,000	\$235,803	\$235,803
2020	\$198,721	\$25,000	\$223,721	\$223,721

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

There are no exemptions for this property

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.