



Address: [2017 CANCUN DR](#)
City: MANSFIELD
Georeference: 8497M-10-1
Subdivision: COUNTRY MEADOWS ADDN SEC 3 - 7
Neighborhood Code: 1M900A

Latitude: 32.5910500598
Longitude: -97.177401197
TAD Map: 2096-336
MAPSCO: TAR-123E



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 10 Lot 1

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: REFUND ADVISORY CORP (00913)

Protest Deadline Date: 5/15/2025

Site Number: 40094804

Site Name: COUNTRY MEADOWS ADDN SEC 3 - 7-10-1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,834

Percent Complete: 100%

Land Sqft^{*}: 7,566

Land Acres^{*}: 0.1736

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:

BROWN LAKESHA REENEA

Primary Owner Address:

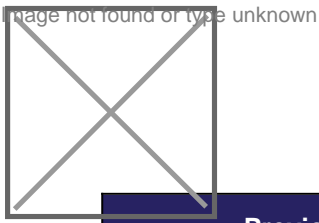
2017 CANCUN DR
MANSFIELD, TX 76063-8520

Deed Date: 9/3/2021

Deed Volume:

Deed Page:

Instrument: [D221262766](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
DEFORD ABBIE	10/27/2010	D210295376	0000000	0000000
DEFORD ABBIE;DEFORD JEFFREY L	3/14/2003	00165230000245	0016523	0000245
CHOICE HOMES INC	1/3/2003	00162920000725	0016292	0000725
ELDORADO DEVELOPMENT CORP	1/1/2002	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	\$290,050	\$50,000	\$340,050	\$340,050
2024	\$290,050	\$50,000	\$340,050	\$340,050
2023	\$295,475	\$50,000	\$345,475	\$311,137
2022	\$257,852	\$25,000	\$282,852	\$282,852
2021	\$196,945	\$25,000	\$221,945	\$221,945
2020	\$196,945	\$25,000	\$221,945	\$221,945

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.