



**Address:** [2013 CANCUN DR](#)  
**City:** MANSFIELD  
**Georeference:** 8497M-10-3  
**Subdivision:** COUNTRY MEADOWS ADDN SEC 3 - 7  
**Neighborhood Code:** 1M900A

**Latitude:** 32.5912237254  
**Longitude:** -97.1770389573  
**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 3

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2003

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/24/2024

**Site Number:** 40094820  
**Site Name:** COUNTRY MEADOWS ADDN SEC 3 - 7-10-3  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,505  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,000  
**Land Acres<sup>\*</sup>:** 0.1377  
**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**  
BARCUCHEL KELLEY  
**Primary Owner Address:**  
2730 SUNRISE DR  
ARLINGTON, TX 76006

**Deed Date:** 12/4/2003  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D203456156](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CLASSIC CENTURY HOMES LTD	10/15/2003	<a href="#">D203394870</a>	0000000	0000000
LAURALEE DEV CO INC	7/17/2002	00158340000249	0015834	0000249
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 <sup>+</sup>
2025	\$220,000	\$50,000	\$270,000	\$270,000
2024	\$230,353	\$50,000	\$280,353	\$280,353
2023	\$234,310	\$50,000	\$284,310	\$284,310
2022	\$217,381	\$25,000	\$242,381	\$242,381
2021	\$180,321	\$25,000	\$205,321	\$205,321
2020	\$162,984	\$25,000	\$187,984	\$187,984

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.