



Address: [2011 CANCUN DR](#)
City: MANSFIELD
Georeference: 8497M-10-4
Subdivision: COUNTRY MEADOWS ADDN SEC 3 - 7
Neighborhood Code: 1M900A

Latitude: 32.5913060551
Longitude: -97.1768688073
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 4

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

State Code: A
Year Built: 2004
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$276,000
Protest Deadline Date: 5/24/2024

Site Number: 40094839
Site Name: COUNTRY MEADOWS ADDN SEC 3 - 7-10-4
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,521
Percent Complete: 100%
Land Sqft^{*}: 6,000
Land Acres^{*}: 0.1377
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:
AGU YOSHINOBU
Primary Owner Address:
5050 QUORUM DR STE 225
DALLAS, TX 75254

Deed Date: 5/29/2024
Deed Volume:
Deed Page:
Instrument: [D224094142](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OPEN HOUSE TEXAS REALTY & INVESTMENTS LLC	9/5/2023	D223160823		
RISE REALTY DFW LLC	9/5/2023	D223160617		
MCGAHA AUDRA;MCGAHA TIMOTHY	12/28/2004	D204401500	0000000	0000000
CLASSIC CENTURY HOMES LTD	9/28/2004	D204309445	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 ⁺
2025	\$226,000	\$50,000	\$276,000	\$276,000
2024	\$226,000	\$50,000	\$276,000	\$276,000
2023	\$237,995	\$50,000	\$287,995	\$287,995
2022	\$220,524	\$25,000	\$245,524	\$229,213
2021	\$183,375	\$25,000	\$208,375	\$208,375
2020	\$165,459	\$25,000	\$190,459	\$190,459

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.