



**Address:** [2007 CANCUN DR](#)  
**City:** MANSFIELD  
**Georeference:** 8497M-10-6  
**Subdivision:** COUNTRY MEADOWS ADDN SEC 3 - 7  
**Neighborhood Code:** 1M900A

**Latitude:** 32.5914689063  
**Longitude:** -97.1765327526  
**TAD Map:** 2096-336  
**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 10 Lot 6

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2005

**Personal Property Account:** N/A

**Agent:** RYAN LLC (00320R)

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

**Site Number:** 40094855

**Site Name:** COUNTRY MEADOWS ADDN SEC 3 - 7-10-6

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,419

**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:**

AMH 2014-2 BORROWER LLC

**Primary Owner Address:**

23975 PARK SORRENTO STE 300  
CALABASAS, CA 91302

**Deed Date:** 9/19/2014

**Deed Volume:**

**Deed Page:**

**Instrument:** [D214209729](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
AMERICAN HMS 4 RENT PROP 8 LLC	2/20/2014	<a href="#">D214035248</a>	0000000	0000000
US BANK NA	12/3/2013	<a href="#">D213321431</a>	0000000	0000000
ODHIAMBO EVELYN J EST	8/8/2005	<a href="#">D206017848</a>	0000000	0000000
CLASSIC CENTURY HOMES LTD	9/28/2004	<a href="#">D204309445</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	\$189,623	\$50,000	\$239,623	\$239,623
2024	\$213,585	\$50,000	\$263,585	\$263,585
2023	\$227,458	\$50,000	\$277,458	\$277,458
2022	\$212,570	\$25,000	\$237,570	\$237,570
2021	\$159,584	\$25,000	\$184,584	\$184,584
2020	\$159,584	\$25,000	\$184,584	\$184,584

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.