



Address: [1909 CANCUN DR](#)
City: MANSFIELD
Georeference: 8497M-10-12
Subdivision: COUNTRY MEADOWS ADDN SEC 3 - 7
Neighborhood Code: 1M900A

Latitude: 32.5917087566
Longitude: -97.1753254355
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 12

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: ROBERT OLA COMPANY LLC dba OLA TAX (00955)

Protest Deadline Date: 5/24/2024

Site Number: 40094936

Site Name: COUNTRY MEADOWS ADDN SEC 3 - 7-10-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,041

Percent Complete: 100%

Land Sqft^{*}: 6,952

Land Acres^{*}: 0.1595

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

TRINH ROSANNA

TRINH JOE

Primary Owner Address:

3105 CRESH LAKE CT
ARLINGTON, TX 76016

Deed Date: 5/18/2023

Deed Volume:

Deed Page:

Instrument: [D223086735](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
AMH TX PROPERTIES LP	2/13/2023	D223022999		
AMERICAN RESIDENTIAL LEASING COMPANY LLC	12/15/2014	D214270758		
HALL MARYLYN;HALL S WILLIAMS	5/25/2006	D206159717	0000000	0000000
CLASSIC CENTURY HOMES INC	10/4/2004	D204322466	0000000	0000000
CLASSIC CENTURY HOMES LTD	5/21/2004	D204165849	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	\$256,000	\$50,000	\$306,000	\$306,000
2024	\$285,000	\$50,000	\$335,000	\$335,000
2023	\$312,940	\$50,000	\$362,940	\$362,940
2022	\$270,946	\$25,000	\$295,946	\$295,946
2021	\$210,000	\$25,000	\$235,000	\$235,000
2020	\$197,867	\$25,000	\$222,867	\$222,867

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.