



Address: [1907 CANCUN DR](#)
City: MANSFIELD
Georeference: 8497M-10-13
Subdivision: COUNTRY MEADOWS ADDN SEC 3 - 7
Neighborhood Code: 1M900A

Latitude: 32.5916502545
Longitude: -97.175116837
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 13

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: CHANDLER CROUCH (11730)

Notice Sent Date: 4/15/2025

Notice Value: \$309,445

Protest Deadline Date: 5/24/2024

Site Number: 40094944

Site Name: COUNTRY MEADOWS ADDN SEC 3 - 7-10-13

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,985

Percent Complete: 100%

Land Sqft^{*}: 6,800

Land Acres^{*}: 0.1561

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:

PATEL NILABEN

Primary Owner Address:

1907 CANCUN DR
MANSFIELD, TX 76063-8545

Deed Date: 12/21/2004

Deed Volume: 00000000

Deed Page: 00000000

Instrument: [D205005176](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CLASSIC CENTURY HOMES INC	8/3/2004	D204244288	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	\$259,445	\$50,000	\$309,445	\$309,445
2024	\$259,445	\$50,000	\$309,445	\$298,581
2023	\$291,953	\$50,000	\$341,953	\$271,437
2022	\$285,325	\$25,000	\$310,325	\$246,761
2021	\$199,328	\$25,000	\$224,328	\$224,328
2020	\$199,328	\$25,000	\$224,328	\$224,328

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.