



Address: [1903 CANCUN DR](#)
City: MANSFIELD
Georeference: 8497M-10-15
Subdivision: COUNTRY MEADOWS ADDN SEC 3 - 7
Neighborhood Code: 1M900A

Latitude: 32.5914459621
Longitude: -97.1747530744
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 15

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: None

Protest Deadline Date: 7/12/2024

Site Number: 40094960

Site Name: COUNTRY MEADOWS ADDN SEC 3 - 7-10-15

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,761

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:

COFFMAN REBECCA

Primary Owner Address:

1903 CANCUN DR
MANSFIELD, TX 76063

Deed Date: 5/30/2020

Deed Volume:

Deed Page:

Instrument: [D220124281](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
COFFMAN CHANCY;COFFMAN REBECCA KATHRYN	5/29/2020	D220124279		
STONER GARY;STONER REESHA	11/18/2005	D205352269	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	\$280,279	\$50,000	\$330,279	\$330,279
2024	\$280,279	\$50,000	\$330,279	\$330,279
2023	\$285,516	\$50,000	\$335,516	\$318,231
2022	\$264,301	\$25,000	\$289,301	\$289,301
2021	\$219,214	\$25,000	\$244,214	\$244,214
2020	\$197,461	\$25,000	\$222,461	\$222,461

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.