



**Address:** [2008 CANCUN DR](#)  
**City:** MANSFIELD  
**Georeference:** 8497M-11-1  
**Subdivision:** COUNTRY MEADOWS ADDN SEC 3 - 7  
**Neighborhood Code:** 1M900A

**Latitude:** 32.5918192369  
**Longitude:** -97.1767952858  
**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 11 Lot 1

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2003

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 40095142

**Site Name:** COUNTRY MEADOWS ADDN SEC 3 - 7-11-1

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,965

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,525

**Land Acres<sup>\*</sup>:** 0.1727

**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:**

ARMANLOUS IBRAHIM N

ARMANIOUS MARIAM

**Primary Owner Address:**

22100 53RD AVE  
MOUNTLAKE TERRACE, WA 98043

**Deed Date:** 8/16/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221238454](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FRIAS HECTOR A	4/18/2017	<a href="#">D217095089</a>		
SANFORD MARCUS;SANFORD SHELLEY	6/27/2003	00168930000211	0016893	0000211
IRVING HOMES INC	3/18/2003	00165070000374	0016507	0000374
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	\$300,118	\$50,000	\$350,118	\$350,118
2024	\$300,118	\$50,000	\$350,118	\$350,118
2023	\$305,747	\$50,000	\$355,747	\$355,747
2022	\$282,994	\$25,000	\$307,994	\$307,994
2021	\$234,627	\$25,000	\$259,627	\$259,627
2020	\$211,296	\$25,000	\$236,296	\$236,296

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.