



Address: [2004 CANCUN DR](#)
City: MANSFIELD
Georeference: 8497M-11-3
Subdivision: COUNTRY MEADOWS ADDN SEC 3 - 7
Neighborhood Code: 1M900A

Latitude: 32.5920004297
Longitude: -97.1764302244
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 3

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: None

Protest Deadline Date: 5/24/2024

Site Number: 40095169

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

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,650

Percent Complete: 100%

Land Sqft^{*}: 6,604

Land Acres^{*}: 0.1516

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:

PREMIER HOMES LLC

Primary Owner Address:

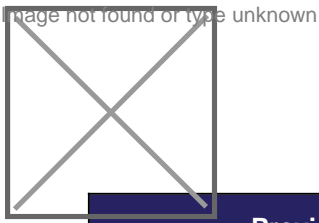
679 CLEAR BROOK DR
KELLER, TX 76248

Deed Date: 10/16/2018

Deed Volume:

Deed Page:

Instrument: [D219041557-CWD](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
SILVER KEY PROPERTY MANAGEMENT	1/8/2014	D214016770	0000000	0000000
DEUTSCHE BANK TRUST CO AMERICA	11/5/2013	D213295642	0000000	0000000
MCCARTAN MICHAEL T	3/3/2006	D206068789	0000000	0000000
RASOUL SULTAN	4/8/2004	D204110816	0000000	0000000
IRVING HOMES INC	4/15/2003	00166130000269	0016613	0000269
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	\$252,679	\$50,000	\$302,679	\$302,679
2024	\$252,679	\$50,000	\$302,679	\$302,679
2023	\$257,386	\$50,000	\$307,386	\$307,386
2022	\$238,378	\$25,000	\$263,378	\$263,378
2021	\$194,344	\$25,000	\$219,344	\$219,344
2020	\$158,000	\$25,000	\$183,000	\$183,000

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.