



Address: [2002 CANCUN DR](#)
City: MANSFIELD
Georeference: 8497M-11-4
Subdivision: COUNTRY MEADOWS ADDN SEC 3 - 7
Neighborhood Code: 1M900A

Latitude: 32.5920875992
Longitude: -97.176241821
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 4

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

Notice Sent Date: 4/15/2025

Notice Value: \$366,463

Protest Deadline Date: 5/24/2024

Site Number: 40095177

Site Name: COUNTRY MEADOWS ADDN SEC 3 - 7-11-4

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,753

Percent Complete: 100%

Land Sqft^{*}: 7,324

Land Acres^{*}: 0.1681

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:

OKOTETE PHILIP
OKOTETE ZANAD

Primary Owner Address:

2002 CANCUN DR
MANSFIELD, TX 76063

Deed Date: 10/1/2020

Deed Volume:

Deed Page:

Instrument: [D220253351](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PAGAN-RODRIGUEZ RICARDO;VALENTIN YAJAYRA	5/21/2015	D215116366		
SMITH RHONDA R;SMITH STEPHEN	12/5/2003	D203459096	0000000	0000000
IRVING HOMES INC	9/2/2003	D203333622	0017167	0000092
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	\$277,338	\$50,000	\$327,338	\$327,338
2024	\$316,463	\$50,000	\$366,463	\$339,405
2023	\$369,830	\$50,000	\$419,830	\$308,550
2022	\$342,093	\$25,000	\$367,093	\$280,500
2021	\$230,000	\$25,000	\$255,000	\$255,000
2020	\$230,000	\$25,000	\$255,000	\$227,480

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.