



**Address:** [2000 CANCUN DR](#)  
**City:** MANSFIELD  
**Georeference:** 8497M-11-5  
**Subdivision:** COUNTRY MEADOWS ADDN SEC 3 - 7  
**Neighborhood Code:** 1M900A

**Latitude:** 32.5921594529  
**Longitude:** -97.1760444361  
**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 5

**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:** RESOLUTE PROPERTY TAX SOLUTION (00988)

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

**Site Number:** 40095185

**Site Name:** COUNTRY MEADOWS ADDN SEC 3 - 7-11-5

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,970

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,689

**Land Acres<sup>\*</sup>:** 0.1994

<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:**

2018-4 IH BORROWER LP

**Primary Owner Address:**

5420 LYNDON B JOHNSON FRWY STE 600  
DALLAS, TX 75240

**Deed Date:** 11/7/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218260696](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CSH 2016-1 BORROWER LLC	6/7/2016	<a href="#">D216123348</a>		
COLFIN AH-TEXAS 4 LLC	6/27/2014	<a href="#">D214140947</a>	0000000	0000000
SIMS DANIEL W;SIMS SHELLEY M	6/30/2003	00168930000223	0016893	0000223
IRVING HOMES INC	3/31/2003	00165700000159	0016570	0000159
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	\$223,676	\$50,000	\$273,676	\$273,676
2024	\$278,654	\$50,000	\$328,654	\$328,654
2023	\$296,372	\$50,000	\$346,372	\$346,372
2022	\$283,322	\$25,000	\$308,322	\$308,322
2021	\$198,828	\$25,000	\$223,828	\$223,828
2020	\$198,828	\$25,000	\$223,828	\$223,828

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.