



**Address:** [1910 CANCUN DR](#)  
**City:** MANSFIELD  
**Georeference:** 8497M-11-7  
**Subdivision:** COUNTRY MEADOWS ADDN SEC 3 - 7  
**Neighborhood Code:** 1M900A

**Latitude:** 32.5922977705  
**Longitude:** -97.1756157904  
**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 7

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2002

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$372,354

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

**Site Number:** 40095207

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

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,007

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 14,119

**Land Acres<sup>\*</sup>:** 0.3241

**Pool:** Y

<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:**

HINOJOSA STEVE J  
NG JESSICA

**Primary Owner Address:**

1910 CANCUN DR  
MANSFIELD, TX 76063-8532

**Deed Date:** 11/19/2013

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D213300043](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
COLE MELISSA	3/17/2012	<a href="#">D212132555</a>	0000000	0000000
COLE MELISSA;COLE RHONDA VAUGHAN	7/22/2010	<a href="#">D210198690</a>	0000000	0000000
RISINGER JUSTIN;RISINGER MELISSA	8/31/2007	<a href="#">D207323648</a>	0000000	0000000
WELLS FARGO BANK N A	7/3/2007	<a href="#">D207235952</a>	0000000	0000000
DAHL JENNIFER;DAHL ROBERT	8/26/2005	<a href="#">D205261329</a>	0000000	0000000
NUZZO ALPHONSE JR	6/27/2003	001687900000098	0016879	0000098
CHOICE HOMES INC	12/23/2002	00162530000240	0016253	0000240
ELDORADO DEVELOPMENT CORP	1/1/2002	000000000000000	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	\$322,354	\$50,000	\$372,354	\$339,405
2024	\$322,354	\$50,000	\$372,354	\$308,550
2023	\$328,023	\$50,000	\$378,023	\$280,500
2022	\$230,000	\$25,000	\$255,000	\$255,000
2021	\$230,000	\$25,000	\$255,000	\$255,000
2020	\$211,804	\$25,000	\$236,804	\$236,804

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.