



Address: [1904 CANCUN DR](#)
City: MANSFIELD
Georeference: 8497M-11-10
Subdivision: COUNTRY MEADOWS ADDN SEC 3 - 7
Neighborhood Code: 1M900A

Latitude: 32.59166541
Longitude: -97.1743092688
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 10

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: 40095231

Site Name: COUNTRY MEADOWS ADDN SEC 3 - 7-11-10

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,808

Percent Complete: 100%

Land Sqft^{*}: 7,497

Land Acres^{*}: 0.1721

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:

MUSTANSIR FAMILY TRUST

Primary Owner Address:

1904 CANCUN DR
MANSFIELD, TX 76063

Deed Date: 5/11/2021

Deed Volume:

Deed Page:

Instrument: [D221141525](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MONROY ENRIQUETA;MONROY JOSE	8/6/2004	D204250214	0000000	0000000
CLASSIC CENTURY HOMES LTD	8/4/2003	D203301885	0017073	0000105
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	\$287,838	\$50,000	\$337,838	\$337,838
2024	\$287,838	\$50,000	\$337,838	\$337,838
2023	\$293,237	\$50,000	\$343,237	\$343,237
2022	\$264,159	\$25,000	\$289,159	\$289,159
2021	\$225,049	\$25,000	\$250,049	\$249,259
2020	\$202,679	\$25,000	\$227,679	\$226,599

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.