



**Address:** [1826 CANCUN DR](#)  
**City:** MANSFIELD  
**Georeference:** 8497M-11-13  
**Subdivision:** COUNTRY MEADOWS ADDN SEC 3 - 7  
**Neighborhood Code:** 1M900A

**Latitude:** 32.5912204965  
**Longitude:** -97.1739901804  
**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 13

**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:** CHANDLER CROUCH (11730)

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

**Site Number:** 40095274

**Site Name:** COUNTRY MEADOWS ADDN SEC 3 - 7-11-13

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,796

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,007

**Land Acres<sup>\*</sup>:** 0.1379

**Pool:** N

<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:**

SAMUELS DAWN

**Primary Owner Address:**

PO BOX 1288  
MANSFIELD, TX 76063

**Deed Date:** 11/23/2005

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D205359010](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ETHERIDGE PATSY N	8/29/2003	<a href="#">D203326125</a>	0017143	0000265
CLASSIC CENTURY HOMES LTD	5/27/2003	00167880000396	0016788	0000396
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	\$244,431	\$50,000	\$294,431	\$294,431
2024	\$244,431	\$50,000	\$294,431	\$294,431
2023	\$291,530	\$50,000	\$341,530	\$284,240
2022	\$263,843	\$25,000	\$288,843	\$258,400
2021	\$223,756	\$25,000	\$248,756	\$234,909
2020	\$193,995	\$25,000	\$218,995	\$213,554

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.