



**Address:** [1824 CANCUN DR](#)  
**City:** MANSFIELD  
**Georeference:** 8497M-11-14  
**Subdivision:** COUNTRY MEADOWS ADDN SEC 3 - 7  
**Neighborhood Code:** 1M900A

**Latitude:** 32.5910755841  
**Longitude:** -97.1738990332  
**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 14

**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:** \$337,912  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 40095282  
**Site Name:** COUNTRY MEADOWS ADDN SEC 3 - 7-11-14  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,809  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,007  
**Land Acres<sup>\*</sup>:** 0.1379  
**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:**  
MYERS MATTHEW  
MYERS SHELBY  
**Primary Owner Address:**  
1824 CANCUN DR  
MANSFIELD, TX 76063

**Deed Date:** 7/20/2015  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D215164061](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BADGLEY ERICA L	9/24/2007	<a href="#">D207348934</a>	0000000	0000000
BANK OF NEW YORK TRUST CO NA	8/13/2007	<a href="#">D207285346</a>	0000000	0000000
AMOUS KANIKA	2/16/2004	<a href="#">D204062381</a>	0000000	0000000
CLASSIC CENTURY HOMES LTD	8/4/2003	<a href="#">D203301885</a>	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 <sup>+</sup>
2025	\$287,912	\$50,000	\$337,912	\$310,828
2024	\$287,912	\$50,000	\$337,912	\$282,571
2023	\$293,311	\$50,000	\$343,311	\$256,883
2022	\$264,224	\$25,000	\$289,224	\$233,530
2021	\$225,105	\$25,000	\$250,105	\$212,300
2020	\$168,000	\$25,000	\$193,000	\$193,000

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.