



Address: [2114 CANCUN DR](#)
City: MANSFIELD
Georeference: 8497M-12-12
Subdivision: COUNTRY MEADOWS ADDN SEC 3 - 7
Neighborhood Code: 1M900A

Latitude: 32.5905604571
Longitude: -97.1793972244
TAD Map: 2096-336
MAPSCO: TAR-123E



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 12 Lot 12

Jurisdictions:

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

State Code: A

Year Built: 2005

Personal Property Account: N/A

Agent: OCONNOR & ASSOCIATES (00436)

Notice Sent Date: 4/15/2025

Notice Value: \$274,019

Protest Deadline Date: 5/24/2024

Site Number: 40231925

Site Name: COUNTRY MEADOWS ADDN SEC 3 - 7-12-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,571

Percent Complete: 100%

Land Sqft^{*}: 6,250

Land Acres^{*}: 0.1434

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:

BROCK SHERRILL

Primary Owner Address:

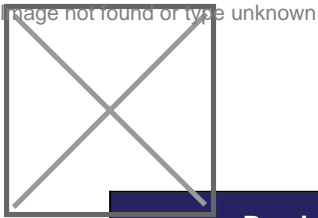
2114 CANCUN DR
MANSFIELD, TX 76063-8533

Deed Date: 1/31/2006

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D206038971](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MERRITT CLASSIC HOMES INC	10/14/2005	D205328492	0000000	0000000
LAURALEE DEVELOPMENT CO INC	1/1/2003	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 ⁺
2025	\$210,000	\$50,000	\$260,000	\$244,505
2024	\$224,019	\$50,000	\$274,019	\$222,277
2023	\$228,250	\$50,000	\$278,250	\$202,070
2022	\$215,078	\$25,000	\$240,078	\$183,700
2021	\$142,000	\$25,000	\$167,000	\$167,000
2020	\$142,000	\$25,000	\$167,000	\$167,000

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.