



Address: [2212 CANCUN DR](#)
City: MANSFIELD
Georeference: 8497M-12-19
Subdivision: COUNTRY MEADOWS ADDN SEC 3 - 7
Neighborhood Code: 1M900A

Latitude: 32.5899662497
Longitude: -97.1806100333
TAD Map: 2096-332
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 19

Jurisdictions:

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

State Code: A

Year Built: 2011

Personal Property Account: N/A

Agent: None

Notice Sent Date: 5/1/2025

Notice Value: \$469,962

Protest Deadline Date: 5/24/2024

Site Number: 40558088

Site Name: COUNTRY MEADOWS ADDN SEC 3 - 7-12-19

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,130

Percent Complete: 100%

Land Sqft^{*}: 6,186

Land Acres^{*}: 0.1420

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:

WASHINGTON FRANKLIN L
WASHINGTON SAMANTHA

Primary Owner Address:

2212 CANCUN DR
MANSFIELD, TX 76063

Deed Date: 1/14/2022

Deed Volume:

Deed Page:

Instrument: [D222018015](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TOMLINSON ALLISON;TOMLINSON JASON	8/26/2011	D211209110	0000000	0000000
DR HORTON - TEXAS LTD	2/16/2011	D211041571	0000000	0000000
LAURALEE DEVELOPMENT CO INC	1/1/2004	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	\$419,962	\$50,000	\$469,962	\$469,962
2024	\$419,962	\$50,000	\$469,962	\$453,692
2023	\$362,447	\$50,000	\$412,447	\$412,447
2022	\$372,341	\$25,000	\$397,341	\$366,025
2021	\$327,162	\$25,000	\$352,162	\$332,750
2020	\$294,130	\$25,000	\$319,130	\$302,500

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)
- DISABLED VET 100 PCT 11.131 - T&P

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.