



**Address:** [2236 CANCUN DR](#)  
**City:** MANSFIELD  
**Georeference:** 8497M-12-31  
**Subdivision:** COUNTRY MEADOWS ADDN SEC 3 - 7  
**Neighborhood Code:** 1M900A

**Latitude:** 32.5889313198  
**Longitude:** -97.1827117479  
**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 31

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2007

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$327,077

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

**Site Number:** 41069595

**Site Name:** COUNTRY MEADOWS ADDN SEC 3 - 7-12-31

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,739

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,970

**Land Acres<sup>\*</sup>:** 0.1600

**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:**

GALLUP DEBORAH

**Primary Owner Address:**

2236 CANCUN DR  
MANSFIELD, TX 76063

**Deed Date:** 10/31/2014

**Deed Volume:**

**Deed Page:**

**Instrument:** [D214241030](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SECRETARY OF HUD	2/21/2014	<a href="#">D214173573</a>		
NATIONSTAR MORTGAGE LLC	2/4/2014	<a href="#">D214027334</a>	0000000	0000000
REBER ELIZABETH;REBER RICK	1/2/2008	<a href="#">D208019536</a>	0000000	0000000
CLASSIC CENTURY HOMES LTD	10/4/2007	<a href="#">D207368999</a>	0000000	0000000
LAURALEE DEVELOPMENT CO INC	1/1/2006	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 <sup>+</sup>
2025	\$277,077	\$50,000	\$327,077	\$327,077
2024	\$277,077	\$50,000	\$327,077	\$321,621
2023	\$269,000	\$50,000	\$319,000	\$292,383
2022	\$261,246	\$25,000	\$286,246	\$265,803
2021	\$216,639	\$25,000	\$241,639	\$241,639
2020	\$195,115	\$25,000	\$220,115	\$220,115

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.