



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⁺⁺⁺: 1,739

Percent Complete: 100%

Land Sqft^{*}: 6,970

Land Acres^{*}: 0.1600

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:

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	D214173573		
NATIONSTAR MORTGAGE LLC	2/4/2014	D214027334	0000000	0000000
REBER ELIZABETH;REBER RICK	1/2/2008	D208019536	0000000	0000000
CLASSIC CENTURY HOMES LTD	10/4/2007	D207368999	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 ⁺
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.