



Address: [2224 CANCUN DR](#)
City: MANSFIELD
Georeference: 8497M-12-25
Subdivision: COUNTRY MEADOWS ADDN SEC 3 - 7
Neighborhood Code: 1M900A

Latitude: 32.5894484547
Longitude: -97.181645075
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 25

Jurisdictions:

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

State Code: A

Year Built: 2012

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$292,851

Protest Deadline Date: 5/24/2024

Site Number: 41069897

Site Name: COUNTRY MEADOWS ADDN SEC 3 - 7-12-25

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,525

Percent Complete: 100%

Land Sqft^{*}: 6,534

Land Acres^{*}: 0.1500

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:

CAMPBELL JAMES

Primary Owner Address:

2224 CANCUN DR
MANSFIELD, TX 76063-8548

Deed Date: 2/28/2013

Deed Volume: 00000000

Deed Page: 00000000

Instrument: [D213052507](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DR HORTON - TEXAS LTD	2/9/2012	D212035858	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	\$242,851	\$50,000	\$292,851	\$292,851
2024	\$242,851	\$50,000	\$292,851	\$286,759
2023	\$247,314	\$50,000	\$297,314	\$260,690
2022	\$229,106	\$25,000	\$254,106	\$236,991
2021	\$190,446	\$25,000	\$215,446	\$215,446
2020	\$171,792	\$25,000	\$196,792	\$196,792

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
- DISABLED VET 70 to 99 PCT 11.22

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.