



Address: [2228 CANCUN DR](#)
City: MANSFIELD
Georeference: 8497M-12-27
Subdivision: COUNTRY MEADOWS ADDN SEC 3 - 7
Neighborhood Code: 1M900A

Latitude: 32.5892768559
Longitude: -97.1819939349
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 27

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: 5/1/2025

Notice Value: \$353,465

Protest Deadline Date: 5/24/2024

Site Number: 41069919

Site Name: COUNTRY MEADOWS ADDN SEC 3 - 7-12-27

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,841

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:

BUSTAMANTE RICARDO
BUSTAMANTE MARGA

Primary Owner Address:

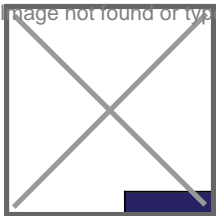
2228 CANCUN DR
MANSFIELD, TX 76063-8548

Deed Date: 8/14/2012

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D212199913](#)



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	\$303,465	\$50,000	\$353,465	\$353,465
2024	\$303,465	\$50,000	\$353,465	\$348,990
2023	\$309,091	\$50,000	\$359,091	\$317,264
2022	\$270,504	\$25,000	\$295,504	\$288,422
2021	\$237,202	\$25,000	\$262,202	\$262,202
2020	\$213,615	\$25,000	\$238,615	\$238,615

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.