



**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<sup>+++</sup>:** 1,841

**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:**

BUSTAMANTE RICARDO  
BUSTAMANTE MARGA

**Primary Owner Address:**

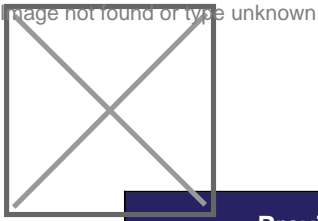
2228 CANCUN DR  
MANSFIELD, TX 76063-8548

**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	<a href="#">D212035858</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	\$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.