



**Address:** [2229 CANCUN DR](#)  
**City:** MANSFIELD  
**Georeference:** 8497M-18-2  
**Subdivision:** COUNTRY MEADOWS ADDN SEC 3 - 7  
**Neighborhood Code:** 1M900A

**Latitude:** 32.5888675028  
**Longitude:** -97.1817770794  
**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 18 Lot 2

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2013

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 41070348

**Site Name:** COUNTRY MEADOWS ADDN SEC 3 - 7-18-2

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,938

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,098

**Land Acres<sup>\*</sup>:** 0.1399

**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:**

MELENDEZ RUBEN A

MELENDEZ DIANE

**Primary Owner Address:**

2229 CANCUN DR  
MANSFIELD, TX 76063

**Deed Date:** 8/3/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221225442](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHANEY ARRON JACOB;CHANEY TINA MARIE	3/28/2017	<a href="#">D217071068</a>		
BARTA JENNY;BARTA JOHN MICHAEL II	4/11/2013	<a href="#">D213097092</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	\$312,105	\$50,000	\$362,105	\$362,105
2024	\$312,105	\$50,000	\$362,105	\$362,105
2023	\$317,896	\$50,000	\$367,896	\$351,063
2022	\$294,148	\$25,000	\$319,148	\$319,148
2021	\$243,759	\$25,000	\$268,759	\$268,759
2020	\$219,434	\$25,000	\$244,434	\$244,434

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.