



## LOCATION

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**Address:** [2202 CANCUN DR](#)

**City:** MANSFIELD

**Georeference:** 8497M-12-14

**Subdivision:** COUNTRY MEADOWS ADDN SEC 3 - 7

**Neighborhood Code:** 1M900A

**Latitude:** 32.5903937177

**Longitude:** -97.1797410227

**TAD Map:** 2096-336

**MAPSCO:** TAR-123E



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

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**Legal Description:** COUNTRY MEADOWS ADDN  
SEC 3 - 7 Block 12 Lot 14

**Jurisdictions:**

CITY OF MANSFIELD (017)

TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224)

TARRANT COUNTY COLLEGE (225)

MANSFIELD ISD (908)

**State Code:** A

**Year Built:** 2011

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 40231941

**Site Name:** COUNTRY MEADOWS ADDN SEC 3 - 7-12-14

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,105

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,068

**Land Acres<sup>\*</sup>:** 0.1393

**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

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**Current Owner:**

TRAN TRINH

**Primary Owner Address:**

2202 CANCUN DR  
MANSFIELD, TX 76063

**Deed Date:** 2/2/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222032661](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ORCHARD PROPERTY II LLC	12/17/2021	<a href="#">D221370348</a>		
AJIBOLA TESLIM A	11/14/2014	<a href="#">D214251545</a>		
AUBREY ABBY;AUBREY DOMINIC	2/14/2013	<a href="#">D213041685</a>	0000000	0000000
POSSAMAI EVERSON	5/31/2011	<a href="#">D211130302</a>	0000000	0000000
D R HORTON-TEXAS LTD	11/18/2010	<a href="#">D210290690</a>	0000000	0000000
LAURALEE DEVELOPMENT CO INC	1/1/2003	0000000000000000	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	\$0	\$0	\$0	\$0
2024	\$320,707	\$50,000	\$370,707	\$370,707
2023	\$326,675	\$50,000	\$376,675	\$376,675
2022	\$302,258	\$25,000	\$327,258	\$327,258
2021	\$250,433	\$25,000	\$275,433	\$275,433
2020	\$225,417	\$25,000	\$250,417	\$250,417

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

There are no exemptions for this property

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.