



LOCATION

Address: [2232 CANCUN DR](#)

City: MANSFIELD

Georeference: 8497M-12-29

Subdivision: COUNTRY MEADOWS ADDN SEC 3 - 7

Neighborhood Code: 1M900A

Latitude: 32.589104135

Longitude: -97.1823529242

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 29

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: 41069579

Site Name: COUNTRY MEADOWS ADDN SEC 3 - 7-12-29

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,788

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:

CARABALLO SAUL

CARABALLO JANIA

Primary Owner Address:

2232 CANCUN DR

MANSFIELD, TX 76063-8548

Deed Date: 8/31/2011

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D211214622](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
D R HORTON-TEXAS LTD	11/18/2010	D210290690	0000000	0000000
LAURALEE DEVELOPMENT CO INC	1/1/2006	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 ⁺
2025	\$0	\$0	\$0	\$0
2024	\$296,340	\$50,000	\$346,340	\$308,150
2023	\$301,824	\$50,000	\$351,824	\$280,136
2022	\$264,300	\$25,000	\$289,300	\$254,669
2021	\$206,517	\$25,000	\$231,517	\$231,517
2020	\$206,517	\$25,000	\$231,517	\$231,517

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.