



**Address:** [1808 RIM ROCK TR](#)  
**City:** MANSFIELD  
**Georeference:** 34264B-2-13  
**Subdivision:** RIDGE TRACE - MANSFIELD  
**Neighborhood Code:** 1M050J

**Latitude:** 32.5895646988  
**Longitude:** -97.0859657645  
**TAD Map:** 2126-332  
**MAPSCO:** TAR-125G



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

## PROPERTY DATA

**Legal Description:** RIDGE TRACE - MANSFIELD  
Block 2 Lot 13

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2005

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

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

**Site Number:** 40527514

**Site Name:** RIDGE TRACE - MANSFIELD-2-13

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,551

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 12,060

**Land Acres<sup>\*</sup>:** 0.2768

**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:**

COCHRAN JASON  
COCHRAN RACHEL

**Primary Owner Address:**

1808 RIM ROCK TR  
MANSFIELD, TX 76063-5366

**Deed Date:** 9/1/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220221701](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RUBAC MARVIN	2/24/2009	<a href="#">D209053462</a>	0000000	0000000
BUSH MELINDA;BUSH THOMAS R	5/6/2005	<a href="#">D205133939</a>	0000000	0000000
PULTE HOMES OF TEXAS LP	7/13/2004	<a href="#">D204222160</a>	0000000	0000000
FLINTRIDGE II LP	1/1/2004	00000000000000	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	\$389,030	\$80,000	\$469,030	\$469,030
2023	\$440,661	\$80,000	\$520,661	\$450,899
2022	\$407,672	\$70,000	\$477,672	\$409,908
2021	\$302,644	\$70,000	\$372,644	\$372,644
2020	\$308,530	\$70,000	\$378,530	\$378,530

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.