

# Tarrant Appraisal District Property Information | PDF Account Number: 42675926

## Address: 1803 ROCKWOOD LN

City: MANSFIELD Georeference: 34868-2-15 Subdivision: ROCKWOOD ADDITION PHASE 1 Neighborhood Code: 1M900P Latitude: 32.5973975774 Longitude: -97.1745854293 TAD Map: 2096-336 MAPSCO: TAR-123B





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

## PROPERTY DATA

## Legal Description: ROCKWOOD ADDITION PHASE 1 Block 2 Lot 15

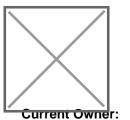
### Jurisdictions:

CITY OF MANSFIELD (017) TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) MANSFIELD ISD (908) State Code: A Year Built: 2023 Personal Property Account: N/A Agent: None Protest Deadline Date: 5/15/2025 Site Number: 800056919 Site Name: ROCKWOOD ADDITION PHASE 1 Block 2 Lot 15 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 4,006 Percent Complete: 100% Land Sqft<sup>\*</sup>: 12,835 Land Acres<sup>\*</sup>: 0.3000 Pool: N

#### +++ Rounded.

\* 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: MCNELIS KEVIN JOSEPH MCNELIS RENEE MARIE

Primary Owner Address: 1803 ROCKWOOD LN MANSFIELD, TX 76063 Deed Date: 11/30/2023 Deed Volume: Deed Page: Instrument: D223212837

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DFH COVENTRY LLC	3/17/2023	D223044604		
MHI PARTNERSHIP LTD	9/2/2021	D221261980		

## 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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised
2025	\$0	\$0	\$0	\$0
2024	\$662,165	\$112,835	\$775,000	\$775,000
2023	\$0	\$70,000	\$70,000	\$70,000
2022	\$0	\$70,000	\$70,000	\$70,000
2021	\$0	\$10,000	\$10,000	\$10,000
0	\$0	\$0	\$0	\$0

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.