

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+++: 4,006 Percent Complete: 100%

Land Sqft*: 12,835 Land Acres*: 0.3000

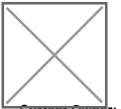
Pool: N

+++ Rounded.

OWNER INFORMATION

03-17-2025 Page 1

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



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. Tarrant County Tax Office Account Information.

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.

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.

03-17-2025 Page 2

⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.