



**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

<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:**

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	<a href="#">D223044604</a>		
MHI PARTNERSHIP LTD	9/2/2021	<a href="#">D221261980</a>		

## 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	\$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.