



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.

^{*} 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 | 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.

+ 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.