

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

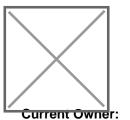
Jurisdictions:

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⁺⁺⁺: 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



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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.