



Address: [1816 ROCKWOOD LN](#)
City: MANSFIELD
Georeference: 34868-6-14
Subdivision: ROCKWOOD ADDITION PHASE 1
Neighborhood Code: 1M900P

Latitude: 32.5967620054
Longitude: -97.1771926126
TAD Map: 2096-336
MAPSCO: TAR-123A



Google Map or type unknown

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

PROPERTY DATA

Legal Description: ROCKWOOD ADDITION PHASE
1 Block 6 Lot 14

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: TEXAS TAX PROTEST (05909)

Protest Deadline Date: 7/12/2024

Site Number: 800056960
Site Name: ROCKWOOD ADDITION PHASE 1 Block 6 Lot 14
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 4,273
Percent Complete: 100%
Land Sqft^{*}: 12,150
Land Acres^{*}: 0.2800
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:

MINTS JOHN T
MINTS LEAH S

Primary Owner Address:

1816 ROCKWOOD LN
MANSFIELD, TX 76063

Deed Date: 11/29/2023

Deed Volume:

Deed Page:

Instrument: [D223217598](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|---------------------|----------|----------------------------|-------------|-----------|
| DFH COVENTRY LLC | 1/5/2023 | D223003563 | | |
| 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 | \$686,850 | \$112,150 | \$799,000 | \$799,000 |
| 2024 | \$686,850 | \$112,150 | \$799,000 | \$799,000 |
| 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.