



Address: [2308 CHRISTOPHER RD](#)
City: MANSFIELD
Georeference: 34868-9-5
Subdivision: ROCKWOOD ADDITION PHASE 1
Neighborhood Code: 1M900P

Latitude: 32.5981020603
Longitude: -97.1795691233
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 9 Lot 5

Jurisdictions:
CITY OF MANSFIELD (017)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
MANSFIELD ISD (908)

State Code: A
Year Built: 2024
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$695,682
Protest Deadline Date: 5/24/2024

Site Number: 800084535
Site Name: ROCKWOOD ADDITION PHASE 1 Block 9 Lot 5
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,525
Percent Complete: 100%
Land Sqft^{*}: 12,060
Land Acres^{*}: 0.2769
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:
LUCAS CLARENCE SR
Primary Owner Address:
2308 CHRISTOPHER RD
MANSFIELD, TX 76063

Deed Date: 11/26/2024
Deed Volume:
Deed Page:
Instrument: [D224217555](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DREES CUSTOM HOMES LP	1/17/2024	D224008751		



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	\$583,622	\$112,060	\$695,682	\$695,682
2024	\$0	\$78,442	\$78,442	\$78,442
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

There are no exemptions for this property

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.