



**Address:** [2313 HAWK MEADOW CT](#)  
**City:** MANSFIELD  
**Georeference:** 34868-12-11  
**Subdivision:** ROCKWOOD ADDITION PHASE 1  
**Neighborhood Code:** 1M900P

**Latitude:** 32.5969863293  
**Longitude:** -97.1814662188  
**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 12 Lot 11

**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:** OWNWELL INC (12140)  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$579,712  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 800084583  
**Site Name:** ROCKWOOD ADDITION PHASE 1 Block 12 Lot 11  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,697  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 14,309  
**Land Acres<sup>\*</sup>:** 0.3285  
**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:**  
NICOL JAMES D  
NICOL MARSHA J  
**Primary Owner Address:**  
2313 HAWK MEADOW CT  
MANSFIELD, TX 76063

**Deed Date:** 11/26/2024  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D224213179](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DREES CUSTOM HOMES LP	1/17/2024	<a href="#">D224008751</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	\$465,403	\$114,309	\$579,712	\$579,712
2024	\$0	\$80,016	\$80,016	\$80,016
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.