



Address: [2632 MORGAN ANN AVE](#)
City: MANSFIELD
Georeference: 17793-4-2
Subdivision: HERITAGE ESTATES ADDITION-MNFD
Neighborhood Code: 1M070L

Latitude: 32.596647252
Longitude: -97.0956581829
TAD Map: 2120-336
MAPSCO: TAR-125B



Google Map or type unknown

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

PROPERTY DATA

Legal Description: HERITAGE ESTATES
ADDITION-MNFD Block 4 Lot 2

Jurisdictions:

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

State Code: A

Year Built: 2002

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$413,238

Protest Deadline Date: 5/24/2024

Site Number: 07585179

Site Name: HERITAGE ESTATES ADDITION-MNFD-4-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,439

Percent Complete: 100%

Land Sqft^{*}: 7,601

Land Acres^{*}: 0.1744

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:

PRESNELL WILLIAM E
PRESNELL TRACY L

Primary Owner Address:

2632 MORGAN ANN AVE
MANSFIELD, TX 76063-3728

Deed Date: 5/1/2012

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D212106065](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ST JOHN ANDREW;ST JOHN ELIZABETH	12/27/2006	D207006185	0000000	0000000
MEINZER COBY L;MEINZER LAURA L	7/23/2002	00158470000235	0015847	0000235
HIGHLAND HOMES LTD	3/7/2002	00155450000416	0015545	0000416
LAURALEE DEVELOPMENT CO INC	1/16/2002	00154360000266	0015436	0000266
NATHAN A WATSON CO INC	1/1/2000	00000000000000	0000000	0000000

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	\$353,238	\$60,000	\$413,238	\$413,238
2024	\$353,238	\$60,000	\$413,238	\$386,978
2023	\$343,520	\$60,000	\$403,520	\$351,798
2022	\$287,792	\$50,000	\$337,792	\$319,816
2021	\$240,742	\$50,000	\$290,742	\$290,742
2020	\$218,716	\$50,000	\$268,716	\$268,716

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.