



**Address:** [2637 MORGAN ANN AVE](#)  
**City:** MANSFIELD  
**Georeference:** 17793-5-15  
**Subdivision:** HERITAGE ESTATES ADDITION-MNFD  
**Neighborhood Code:** 1M070L

**Latitude:** 32.596976755  
**Longitude:** -97.0952607121  
**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 5 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:** 2002

**Personal Property Account:** N/A

**Agent:** PEYCO SOUTHWEST REALTY INC (00596)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$441,000

**Protest Deadline Date:** 5/24/2024

**Site Number:** 07585918

**Site Name:** HERITAGE ESTATES ADDITION-MNFD-5-15

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,075

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,766

**Land Acres<sup>\*</sup>:** 0.1782

<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:**

BUDUHAN CHARLES  
BUDUHAN STEPHANI

**Primary Owner Address:**

2637 MORGAN ANN AVE  
MANSFIELD, TX 76063-3734

**Deed Date:** 8/29/2013

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D213236636](#)

| Previous Owners             | Date       | Instrument                 | Deed Volume | Deed Page |
|-----------------------------|------------|----------------------------|-------------|-----------|
| EDENS ROBERT;EDENS SARAH    | 9/21/2011  | <a href="#">D211231773</a> | 0000000     | 0000000   |
| HILL GREGORY M;HILL TRACI R | 11/14/2002 | 00161620000023             | 0016162     | 0000023   |
| HIGHLAND HOME LTD           | 1/4/2002   | 00153960000347             | 0015396     | 0000347   |
| 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 <sup>+</sup> |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$331,000          | \$60,000    | \$391,000    | \$391,000                    |
| 2024 | \$381,000          | \$60,000    | \$441,000    | \$371,097                    |
| 2023 | \$380,000          | \$60,000    | \$440,000    | \$337,361                    |
| 2022 | \$320,000          | \$50,000    | \$370,000    | \$306,692                    |
| 2021 | \$228,811          | \$50,000    | \$278,811    | \$278,811                    |
| 2020 | \$228,811          | \$50,000    | \$278,811    | \$278,811                    |

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.