



Address: [2623 MORGAN ANN AVE](#)
City: MANSFIELD
Georeference: 17793-5-22
Subdivision: HERITAGE ESTATES ADDITION-MNFD
Neighborhood Code: 1M070L

Latitude: 32.5981524362
Longitude: -97.0960049793
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 22

Jurisdictions:

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

State Code: A

Year Built: 2001

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 07586019

Site Name: HERITAGE ESTATES ADDITION-MNFD-5-22

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,412

Percent Complete: 100%

Land Sqft^{*}: 12,448

Land Acres^{*}: 0.2857

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:

ROWE DAVID BRIAN

Primary Owner Address:

1106 DELAWARE DR
MANSFIELD, TX 76063

Deed Date: 4/4/2025

Deed Volume:

Deed Page:

Instrument: [D225077763](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ROWE DAVID B;ROWE PATRICIA	3/22/2012	D212070413	0000000	0000000
ROWE DAVID BRIAN	2/11/2009	D209036955	0000000	0000000
ROWE DAVID B;ROWE DIANA L	8/12/2005	D205249117	0000000	0000000
CENDANT MOBILITY FIN CORP	8/11/2005	D205249116	0000000	0000000
PEDERSON BRIAN D	12/28/2001	00153710000048	0015371	0000048
HIGHLAND HOME LTD	7/12/2001	00150300000071	0015030	0000071
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	\$347,564	\$60,000	\$407,564	\$407,564
2024	\$347,564	\$60,000	\$407,564	\$407,564
2023	\$337,993	\$60,000	\$397,993	\$397,993
2022	\$282,908	\$50,000	\$332,908	\$332,908
2021	\$236,727	\$50,000	\$286,727	\$286,727
2020	\$215,026	\$50,000	\$265,026	\$265,026

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.