



Address: [2617 MORGAN ANN AVE](#)
City: MANSFIELD
Georeference: 17793-5-25R
Subdivision: HERITAGE ESTATES ADDITION-MNFD
Neighborhood Code: 1M070L

Latitude: 32.5981630305
Longitude: -97.096723533
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 25R

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: TEXAS PROPERTY TAX REDUCTIONS PUBLIC (00224)

Notice Sent Date: 4/15/2025

Notice Value: \$423,315

Protest Deadline Date: 5/24/2024

Site Number: 07916043

Site Name: HERITAGE ESTATES ADDITION-MNFD-5-25R

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,304

Percent Complete: 100%

Land Sqft^{*}: 11,772

Land Acres^{*}: 0.2702

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

TAYLOR LARRY A
PHELPS-TAYLOR LARRIE

Primary Owner Address:

2617 MORGAN AVE
MANSFIELD, TX 76063

Deed Date: 4/14/2022

Deed Volume:

Deed Page:

Instrument: [D222099119](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TAYLOR LARRY A	10/17/2013	D213273039	0000000	0000000
LIND LAURA ANN	5/16/2013	000000000000000	0000000	0000000
LIND JOHNNIE L EST;LIND LAURA	11/26/2008	D208443361	0000000	0000000
Unlisted	2/28/2002	00155240000165	0015524	0000165
HIGHLAND HOME LTD	1/1/2001	000000000000000	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	\$363,315	\$60,000	\$423,315	\$397,960
2024	\$363,315	\$60,000	\$423,315	\$361,782
2023	\$353,911	\$60,000	\$413,911	\$328,893
2022	\$248,994	\$50,000	\$298,994	\$298,994
2021	\$248,994	\$50,000	\$298,994	\$280,610
2020	\$205,100	\$50,000	\$255,100	\$255,100

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.