



Tarrant Appraisal District Property Information | PDF Account Number: 42006251

Address: 6036 MORNINGSIDE DR

City: NORTH RICHLAND HILLS Georeference: 19096G-C-52-70 Subdivision: HOMETOWN CANAL DISTRICT, THE Neighborhood Code: 3M130K Latitude: 32.8574750061 Longitude: -97.1984959322 TAD Map: 2090-432 MAPSCO: TAR-038Y



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

PROPERTY DATA

Legal Description: HOMETOWN CANAL DISTRICT, THE Block C Lot 52				
Jurisdictions: CITY OF N RICHLAND HILLS (018) TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) BIRDVILLE ISD (902)	Site Number: 800004059 Site Name: HOMETOWN CANAL DISTRICT, THE Block C Lot 52 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size ⁺⁺⁺ : 2,221			
State Code: A	Percent Complete: 100%			
Year Built: 2016	Land Sqft*: 5,289			
Personal Property Account: N/A	Land Acres [*] : 0.1210			
Agent: PROPERTY TAX LOCK (11667) Notice Sent Date: 4/15/2025 Notice Value: \$601,000	Pool: N			
Protest Deadline Date: 5/24/2024				

+++ Rounded.

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

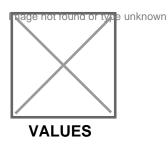
OWNER INFORMATION

Current Owner:

WILBORN JOHN CRAIG

Primary Owner Address: 6036 MORNINGSIDE DR NORTH RICHLAND HILLS, TX 76180 Deed Date: 6/30/2017 Deed Volume: Deed Page: Instrument: D217149886

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WEEKLEY HOMES LLC	2/29/2016	2016-23602		



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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$461,000	\$140,000	\$601,000	\$593,185
2024	\$461,000	\$140,000	\$601,000	\$539,259
2023	\$418,000	\$140,000	\$558,000	\$490,235
2022	\$347,668	\$98,000	\$445,668	\$445,668
2021	\$334,713	\$98,000	\$432,713	\$432,713
2020	\$306,151	\$98,000	\$404,151	\$404,151

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.