

Tarrant Appraisal District

Property Information | PDF

Account Number: 42251212

Address: 6100 MORNINGSIDE DR
City: NORTH RICHLAND HILLS
Georeference: 19096G-C-13-70

Subdivision: HOMETOWN CANAL DISTRICT, THE

Neighborhood Code: 3M130K

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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 13

Jurisdictions:

CITY OF N RICHLAND HILLS (018)

TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225)

BIRDVILLE ISD (902)

State Code: A Year Built: 2018

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025 Notice Value: \$620,569

Protest Deadline Date: 5/24/2024

Site Number: 800022118

Site Name: HOMETOWN CANAL DISTRICT, THE C 13

Latitude: 32.8583129037

TAD Map: 2090-432 **MAPSCO:** TAR-038Y

Longitude: -97.1990202378

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 2,305
Percent Complete: 100%

Land Sqft*: 6,188 Land Acres*: 0.1421

Pool: N

+++ Rounded.

OWNER INFORMATION

Current Owner:

MENN THOMAS

MENN ANNE

Primary Owner Address: 6100 MORNINGSIDE DR

NORTH RICHLAND HILLS, TX 76180

Deed Date: 12/19/2018

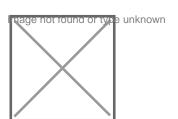
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Instrument: <u>D218281045</u>

VALUES

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



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	\$480,569	\$140,000	\$620,569	\$599,327
2024	\$480,569	\$140,000	\$620,569	\$544,843
2023	\$427,320	\$140,000	\$567,320	\$495,312
2022	\$352,284	\$98,000	\$450,284	\$450,284
2021	\$334,924	\$98,000	\$432,924	\$432,924
2020	\$305,831	\$98,000	\$403,831	\$403,831

Pending indicates that the property record has not yet been completed for the indicated tax year.

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.

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⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.