

Tarrant Appraisal District

Property Information | PDF

Account Number: 42251221

Address: 6104 MORNINGSIDE DR
City: NORTH RICHLAND HILLS
Georeference: 19096G-C-14-70

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 14

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: 2020

Personal Property Account: N/A Agent: DOMUTAX LLC (13011) Notice Sent Date: 4/15/2025

Notice Value: \$699,231

Protest Deadline Date: 5/24/2024

Site Number: 800022115

Site Name: HOMETOWN CANAL DISTRICT, THE C 14

Latitude: 32.8584297967

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

Longitude: -97.1990819518

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 2,831
Percent Complete: 100%

Land Sqft*: 5,766 Land Acres*: 0.1324

Pool: N

+++ Rounded.

OWNER INFORMATION

Current Owner:

NGUYEN KAYLEE NGUYEN VU

Primary Owner Address: 6104 MORNINGSIDE DR

NORTH RICHLAND HILLS, TX 76180

Deed Date: 6/19/2020

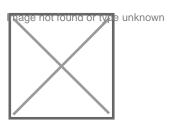
Deed Volume: Deed Page:

Instrument: D220144663

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WEEKLEY HOMES LLC	5/24/2019	D219111508		

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



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	\$559,231	\$140,000	\$699,231	\$673,863
2024	\$559,231	\$140,000	\$699,231	\$612,603
2023	\$496,570	\$140,000	\$636,570	\$556,912
2022	\$408,284	\$98,000	\$506,284	\$506,284
2021	\$387,843	\$98,000	\$485,843	\$485,843
2020	\$0	\$68,600	\$68,600	\$68,600

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.