



Address: [6104 MORNINGSIDE DR](#)
City: NORTH RICHLAND HILLS
Georeference: 19096G-C-14-70
Subdivision: HOMETOWN CANAL DISTRICT, THE
Neighborhood Code: 3M130K

Latitude: 32.8584297967
Longitude: -97.1990819518
TAD Map: 2090-432
MAPSCO: TAR-038Y



Google Map or type unknown

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
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.

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

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		



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.

+ 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.