Account Number: 42006439

Address: 6032 MORNINGSIDE DR City: NORTH RICHLAND HILLS Georeference: 19096G-D-4

Subdivision: HOMETOWN CANAL DISTRICT, THE

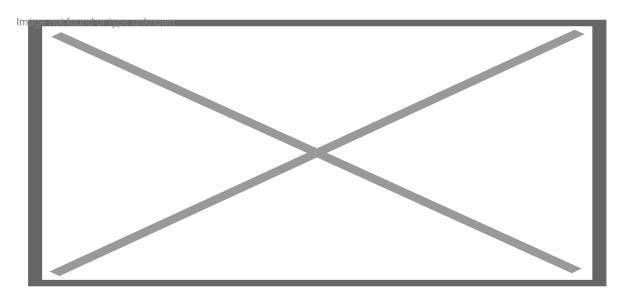
Neighborhood Code: 3M130K

Latitude: 32.8573113156 Longitude: -97.1982979843

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

Site Name: HOMETOWN CANAL DISTRICT, THE Block D Lot 4





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

PROPERTY DATA

Legal Description: HOMETOWN CANAL DISTRICT,

THE Block D Lot 4

Jurisdictions:

CITY OF N RICHLAND HILLS (018)

TARRANT COUNTY (220)

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

BIRDVILLE ISD (902)

State Code: A

Personal Property Account: N/A

Agent: None

Year Built: 2016

Land Sqft*: 3,330

Parcels: 1

Land Acres*: 0.0760

Site Number: 800004077

Approximate Size+++: 1,902

Percent Complete: 100%

Site Class: A1 - Residential - Single Family

Pool: N

+++ Rounded.

OWNER INFORMATION

03-13-2025 Page 1

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



WORLEY ROBIN ELYSE

Primary Owner Address:
6032 MORNINGSIDE DR
NORTH RICHLAND HILLS, TX 76180

Deed Date: 3/13/2020

Deed Volume: Deed Page:

Instrument: D220061311

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BENNETCH ANDREW W;BENNETCH RACHEL R	1/30/2017	D217023946		
WEEKLEY HOMES LLC	6/17/2016	D216143510		

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

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$433,000	\$100,000	\$533,000	\$477,489
2023	\$378,000	\$100,000	\$478,000	\$434,081
2022	\$324,619	\$70,000	\$394,619	\$394,619
2021	\$308,687	\$70,000	\$378,687	\$378,687
2020	\$290,188	\$70,000	\$360,188	\$360,188

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.

03-13-2025 Page 2

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