

## LOCATION

**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



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 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

**Year Built:** 2016

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 800004077

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

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size+++:** 1,902

**Percent Complete:** 100%

**Land Sqft\*:** 3,330

**Land Acres\*:** 0.0760

**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:**

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	<a href="#">D217023946</a>		
WEEKLEY HOMES LLC	6/17/2016	<a href="#">D216143510</a>		

## VALUES

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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 <sup>+</sup>
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.

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

## EXEMPTIONS / SPECIAL APPRAISAL

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- 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.