

## LOCATION

**Address:** [6112 MORNINGSIDE DR](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 19096G-C-16-70  
**Subdivision:** HOMETOWN CANAL DISTRICT, THE  
**Neighborhood Code:** 3M130K

**Latitude:** 32.8586443539  
**Longitude:** -97.1992299811  
**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 16

**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:** None

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

**Site Number:** 800022116

**Site Name:** HOMETOWN CANAL DISTRICT, THE C 16

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,802

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,008

**Land Acres<sup>\*</sup>:** 0.1150

**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**

WINTER STEVEN MARK

WINTER LAURA LEE

**Primary Owner Address:**

6112 MORNINGSIDE DR  
 NORTH RICHLAND HILLS, TX 76180

**Deed Date:** 8/14/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220211588](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WEEKLEY HOMES LLC	8/23/2019	<a href="#">D219190620</a>		

## 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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$412,000	\$140,000	\$552,000	\$504,874
2023	\$375,000	\$140,000	\$515,000	\$458,976
2022	\$319,251	\$98,000	\$417,251	\$417,251
2021	\$303,598	\$98,000	\$401,598	\$401,598
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.