



Address: [7520 ORCHARD CT](#)
City: NORTH RICHLAND HILLS
Georeference: 31938M-1-7
Subdivision: PEACHTREE ESTATES
Neighborhood Code: 3M030F

Latitude: 32.8834287126
Longitude: -97.2179520795
TAD Map: 2084-440
MAPSCO: TAR-038J



Google Map or type unknown

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

PROPERTY DATA

Legal Description: PEACHTREE ESTATES Block 1
Lot 7

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: 1991
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$403,000
Protest Deadline Date: 5/24/2024

Site Number: 06432794
Site Name: PEACHTREE ESTATES-1-7
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,265
Percent Complete: 100%
Land Sqft^{*}: 9,587
Land Acres^{*}: 0.2200
Pool: Y

+++ Rounded.

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

OWNER INFORMATION

Current Owner:
BOBAY CODY JAMES
BOBAY HAYLEY
Primary Owner Address:
7520 ORCHARD CT
NORTH RICHLAND HILLS, TX 76182

Deed Date: 5/1/2024
Deed Volume:
Deed Page:
Instrument: [D224075898](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BENTZ SANDRA	1/24/2022	324-695444-21		
BENTZ PETER B;BENTZ SANDRA	5/2/1991	00102530001567	0010253	0001567
SUNNYBROOK PROPERTIES	1/1/1990	00000000000000	0000000	0000000

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	\$333,000	\$70,000	\$403,000	\$403,000
2024	\$333,000	\$70,000	\$403,000	\$403,000
2023	\$324,000	\$70,000	\$394,000	\$394,000
2022	\$342,868	\$45,000	\$387,868	\$360,693
2021	\$282,903	\$45,000	\$327,903	\$327,903
2020	\$255,001	\$45,000	\$300,001	\$300,001

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

There are no exemptions for this property

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.