



Address: [7516 ORCHARD CT](#)
City: NORTH RICHLAND HILLS
Georeference: 31938M-1-8
Subdivision: PEACHTREE ESTATES
Neighborhood Code: 3M030F

Latitude: 32.8834295899
Longitude: -97.2182127179
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 8

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: \$497,068

Protest Deadline Date: 5/24/2024

Site Number: 06432808

Site Name: PEACHTREE ESTATES-1-8

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,874

Percent Complete: 100%

Land Sqft^{*}: 9,592

Land Acres^{*}: 0.2202

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:

WARRINER DANIEL C
WARRINER HOLLY

Primary Owner Address:

7516 ORCHARD CT
NORTH RICHLAND HILLS, TX 76182-7900

Deed Date: 6/9/2004

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D204192621](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RIGGAN LARRY D	3/31/1994	00115360000978	0011536	0000978
PATE SUSAN;PATE TIMOTHY B	4/3/1992	00105930002030	0010593	0002030
D A DEGUIRE & COMPANY INC	12/17/1991	00104790000112	0010479	0000112
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	\$427,068	\$70,000	\$497,068	\$497,068
2024	\$427,068	\$70,000	\$497,068	\$475,754
2023	\$407,854	\$70,000	\$477,854	\$432,504
2022	\$400,783	\$45,000	\$445,783	\$393,185
2021	\$312,441	\$45,000	\$357,441	\$357,441
2020	\$312,441	\$45,000	\$357,441	\$357,441

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.