



Address: [7513 ORCHARD CT](#)
City: NORTH RICHLAND HILLS
Georeference: 31938M-1-16
Subdivision: PEACHTREE ESTATES
Neighborhood Code: 3M030F

Latitude: 32.8838990992
Longitude: -97.218408003
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 16

Jurisdictions:
CITY OF N RICHLAND HILLS (018)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
BIRDEVILLE ISD (902)

State Code: A
Year Built: 1995
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

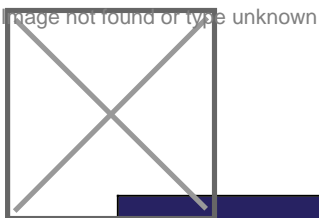
Site Number: 06432883
Site Name: PEACHTREE ESTATES-1-16
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,184
Percent Complete: 100%
Land Sqft^{*}: 9,620
Land Acres^{*}: 0.2208
Pool: N

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

OWNER INFORMATION

Current Owner:
SIMS CAROLYN S
Primary Owner Address:
7513 ORCHARD CT
N RICHLND HLS, TX 76182-7900

Deed Date: 8/17/2021
Deed Volume:
Deed Page:
Instrument: [D221238350](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
SIMS CAROLYN S	3/10/2010	D210053675	0000000	0000000
SIMS CAROLYN S	5/15/2009	D209134494	0000000	0000000
WARD ROBERT G;WARD TIFFANY	4/11/2005	D205105998	0000000	0000000
NAYA CHRISTOPHER;NAYA TERI	6/21/1996	00124140002197	0012414	0002197
BAYER CO INC THE	11/12/1990	00100990000845	0010099	0000845
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	\$363,623	\$70,000	\$433,623	\$433,623
2024	\$363,623	\$70,000	\$433,623	\$433,623
2023	\$345,240	\$70,000	\$415,240	\$401,537
2022	\$346,953	\$45,000	\$391,953	\$365,034
2021	\$297,675	\$45,000	\$342,675	\$331,849
2020	\$256,681	\$45,000	\$301,681	\$301,681

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.