



**Address:** [7002 ORCHARD HILL CT](#)  
**City:** COLLEYVILLE  
**Georeference:** 6090H-1-34  
**Subdivision:** CALDWELL'S CREEK ADDITION  
**Neighborhood Code:** 3C700C

**Latitude:** 32.9090944521  
**Longitude:** -97.147112459  
**TAD Map:** 2108-452  
**MAPSCO:** TAR-026W



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** CALDWELL'S CREEK  
ADDITION Block 1 Lot 34

**Jurisdictions:**

CITY OF COLLEYVILLE (005)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
GRAPEVINE-COLLEYVILLE ISD (906)

**State Code:** A

**Year Built:** 1998

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$850,482

**Protest Deadline Date:** 5/24/2024

**Site Number:** 06644821

**Site Name:** CALDWELL'S CREEK ADDITION-1-34

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,553

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 16,950

**Land Acres<sup>\*</sup>:** 0.3891

**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:**

MAHMUD FARHAT P

**Primary Owner Address:**

7002 ORCHARD HILL CT  
COLLEYVILLE, TX 76034-6623

**Deed Date:** 7/23/2007

**Deed Volume:** 00000000

**Deed Page:** 00000000

**Instrument:** [D207270631](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MAHMUD AHMED	5/27/1999	00138420000013	0013842	0000013
ROQUE CUSTOM HOMES INC	4/16/1998	00131800000515	0013180	0000515
BMT ENTERPRISES INC	11/30/1994	00118130000757	0011813	0000757
CALDWELL'S CREEK LTD	1/1/1993	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 <sup>+</sup>
2025	\$509,309	\$194,550	\$703,859	\$703,859
2024	\$655,932	\$194,550	\$850,482	\$746,994
2023	\$706,682	\$194,550	\$901,232	\$679,085
2022	\$503,195	\$194,550	\$697,745	\$617,350
2021	\$426,227	\$135,000	\$561,227	\$561,227
2020	\$426,227	\$135,000	\$561,227	\$561,227

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.