



**Address:** [1200 ORCHARD BREEZE](#)  
**City:** BEDFORD  
**Georeference:** 31114C-A-10R  
**Subdivision:** OLD ORCHARD ADDITION  
**Neighborhood Code:** 3X020T

**Latitude:** 32.8530061002  
**Longitude:** -97.1500691335  
**TAD Map:** 2102-428  
**MAPSCO:** TAR-054A



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** OLD ORCHARD ADDITION  
Block A Lot 10R  
**Jurisdictions:**  
CITY OF BEDFORD (002)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
HURST-EULESS-BEDFORD ISD (916)  
**State Code:** A  
**Year Built:** 2001  
**Personal Property Account:** N/A  
**Agent:** UPTG (00670)  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 07171242  
**Site Name:** OLD ORCHARD ADDITION-A-10R  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size+++:** 2,206  
**Percent Complete:** 100%  
**Land Sqft\*:** 6,609  
**Land Acres\*:** 0.1517  
**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:**  
ALI RAZIA  
**Primary Owner Address:**  
1200 ORCHARD BREEZE  
BEDFORD, TX 76021  
**Deed Date:** 7/19/2023  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D223137570](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ALI ISMAIL;ALI RAZIA	5/19/2016	<a href="#">D216108745</a>		
YBARRA ANDRES H;YBARRA ELIDIA M	5/15/2008	<a href="#">D208226831</a>	0000000	0000000
PENCE DENNIS C;PENCE DIANNA L	9/5/2000	00145240000264	0014524	0000264
PARK PL BUILDERS & WAVE 3 INV	12/22/1999	00142040000145	0014204	0000145
SIEGEL MARVIN C ETAL	8/18/1999	00139710000336	0013971	0000336
SIEGEL MARVIN C;SIEGEL MARYANN EST	1/1/1998	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	\$292,057	\$50,000	\$342,057	\$342,057
2024	\$292,057	\$50,000	\$342,057	\$342,057
2023	\$280,600	\$50,000	\$330,600	\$330,600
2022	\$256,000	\$50,000	\$306,000	\$306,000
2021	\$229,000	\$50,000	\$279,000	\$279,000
2020	\$229,000	\$50,000	\$279,000	\$279,000

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.