



**Address:** [7301 BRIGHTWATER RD](#)  
**City:** FORT WORTH  
**Georeference:** 34499-BR1-1  
**Subdivision:** RIVER HILLS II ADDITION  
**Neighborhood Code:** 4R020F

**Latitude:** 32.6680348607  
**Longitude:** -97.4287529519  
**TAD Map:** 2018-364  
**MAPSCO:** TAR-088P



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** RIVER HILLS II ADDITION Block  
BR1 Lot 1

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
FORT WORTH ISD (905)

**State Code:** A

**Year Built:** 2010

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 41304039

**Site Name:** RIVER HILLS II ADDITION-BR1-1

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,910

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,098

**Land Acres<sup>\*</sup>:** 0.1399

**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:**

YU PETER K

**Primary Owner Address:**

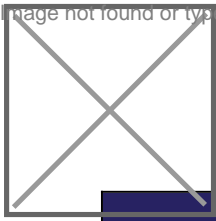
7301 BRIGHTWATER RD  
FORT WORTH, TX 76132-4323

**Deed Date:** 7/20/2015

**Deed Volume:**

**Deed Page:**

**Instrument:** [D215162197](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
SOBEN GARY	1/26/2012	<a href="#">D212023812</a>	0000000	0000000
SOBEN GARY;SOBEN NELDA W EST	12/22/2010	<a href="#">D211002997</a>	0000000	0000000
ASHTON DALLAS RESIDENTIAL LLC	1/1/2007	000000000000000	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	\$433,698	\$105,000	\$538,698	\$538,698
2024	\$433,698	\$105,000	\$538,698	\$538,698
2023	\$435,710	\$105,000	\$540,710	\$540,710
2022	\$386,360	\$95,000	\$481,360	\$481,360
2021	\$315,519	\$95,000	\$410,519	\$410,519
2020	\$316,962	\$95,000	\$411,962	\$411,962

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.