



**Address:** [7305 BRIGHTWATER RD](#)  
**City:** FORT WORTH  
**Georeference:** 34499-BR1-2  
**Subdivision:** RIVER HILLS II ADDITION  
**Neighborhood Code:** 4R020F

**Latitude:** 32.6680450218  
**Longitude:** -97.4285772498  
**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 2

**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:** 2008  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 41304047  
**Site Name:** RIVER HILLS II ADDITION-BR1-2  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 3,157  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,227  
**Land Acres<sup>\*</sup>:** 0.1199  
**Pool:** N

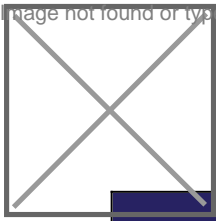
<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**  
MARTIN ADRIANA  
**Primary Owner Address:**  
7305 BRIGHTWATER  
FORT WORTH, TX 76132

**Deed Date:** 4/28/2022  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** 324-663214-19



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MARTIN ADRIANA; MARTIN PATRICK	12/1/2015	<a href="#">D216006779</a>		
BHATTI FARRUKH	8/12/2009	<a href="#">D209236680</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	\$458,990	\$105,000	\$563,990	\$563,990
2024	\$458,990	\$105,000	\$563,990	\$563,990
2023	\$461,139	\$105,000	\$566,139	\$518,411
2022	\$408,712	\$95,000	\$503,712	\$471,283
2021	\$333,439	\$95,000	\$428,439	\$428,439
2020	\$334,978	\$95,000	\$429,978	\$429,978

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.