



**Address:** [7309 BRIGHTWATER RD](#)  
**City:** FORT WORTH  
**Georeference:** 34499-BR1-3  
**Subdivision:** RIVER HILLS II ADDITION  
**Neighborhood Code:** 4R020F

**Latitude:** 32.6680420018  
**Longitude:** -97.4284147958  
**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 3

**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:** 2011

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 41304055  
**Site Name:** RIVER HILLS II ADDITION-BR1-3  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 3,212  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,663  
**Land Acres<sup>\*</sup>:** 0.1300  
**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:**

ZITO MICHAEL  
ZITO LAUREN

**Primary Owner Address:**

7309 BRIGHTWATER RD  
FORT WORTH, TX 76132

**Deed Date:** 11/2/2021  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D221320973](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JOST JOHNSON AMANDA	5/15/2019	<a href="#">D219147788</a>		
JOHNSON AMANDA J	6/29/2018	<a href="#">D218144398</a>		
TRAN HUONG BUI;TRAN YEN	12/29/2011	<a href="#">D211315244</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	\$439,167	\$105,000	\$544,167	\$544,167
2024	\$439,167	\$105,000	\$544,167	\$544,167
2023	\$475,252	\$105,000	\$580,252	\$580,252
2022	\$421,263	\$95,000	\$516,263	\$516,263
2021	\$343,771	\$95,000	\$438,771	\$438,771
2020	\$345,337	\$95,000	\$440,337	\$440,337

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.