



# Tarrant Appraisal District Property Information | PDF Account Number: 41304160

#### Address: 7345 BRIGHTWATER RD

City: FORT WORTH Georeference: 34499-BR1-12 Subdivision: RIVER HILLS II ADDITION Neighborhood Code: 4R020F

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

## PROPERTY DATA

Legal Description: RIVER HILLS II ADDITION Block BR1 Lot 12

#### 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: THE RAY TAX GROUP LLC (01008) Protest Deadline Date: 5/24/2024 Site Number: 41304160 Site Name: RIVER HILLS II ADDITION-BR1-12 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 2,800 Percent Complete: 100% Land Sqft<sup>\*</sup>: 5,000 Land Acres<sup>\*</sup>: 0.1147 Pool: N

+++ Rounded.

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

## **OWNER INFORMATION**

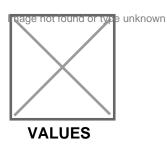
# Current Owner: WILLIAMS MICHAEL

**Primary Owner Address:** 7345 BRIGHTWATER RD FORT WORTH, TX 76132 Deed Date: 7/9/2021 Deed Volume: Deed Page: Instrument: D221197499

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DAVENPORT PAMELA B	11/21/2008	D208448820	000000	0000000
ASHTON DALLAS RESIDENTIAL LLC	1/1/2007	000000000000000000000000000000000000000	000000	0000000

Latitude: 32.6673603491 Longitude: -97.4272513168 TAD Map: 2018-364 MAPSCO: TAR-088T





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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$257,325	\$105,000	\$362,325	\$362,325
2024	\$324,550	\$105,000	\$429,550	\$429,550
2023	\$418,565	\$105,000	\$523,565	\$480,438
2022	\$341,762	\$95,000	\$436,762	\$436,762
2021	\$303,445	\$95,000	\$398,445	\$398,445
2020	\$304,846	\$95,000	\$399,846	\$399,846

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.