



Address: [7361 BRIGHTWATER RD](#)
City: FORT WORTH
Georeference: 34499-BR1-16
Subdivision: RIVER HILLS II ADDITION
Neighborhood Code: 4R020F

Latitude: 32.6668927047
Longitude: -97.4267516236
TAD Map: 2018-360
MAPSCO: TAR-088T



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 16

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: CHANDLER CROUCH (11730)
Protest Deadline Date: 5/24/2024

Site Number: 41304209
Site Name: RIVER HILLS II ADDITION-BR1-16
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,476
Percent Complete: 100%
Land Sqft^{*}: 10,019
Land Acres^{*}: 0.2300
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:
WEND BRIAN T
Primary Owner Address:
7361 BRIGHTWATER RD
FORT WORTH, TX 76132-4323

Deed Date: 5/18/2010
Deed Volume: 00000000
Deed Page: 00000000
Instrument: [D210121400](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ASHTON DALLAS RESIDENTIAL LLC	1/1/2007	0000000000000000	00000000	00000000

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 ⁺
2025	\$432,036	\$105,000	\$537,036	\$537,036
2024	\$432,036	\$105,000	\$537,036	\$537,036
2023	\$476,177	\$105,000	\$581,177	\$526,350
2022	\$423,000	\$95,000	\$518,000	\$478,500
2021	\$340,000	\$95,000	\$435,000	\$435,000
2020	\$328,000	\$95,000	\$423,000	\$423,000

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

- 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.