



**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<sup>+++</sup>:** 3,476  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 10,019  
**Land Acres<sup>\*</sup>:** 0.2300  
**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:**  
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 <sup>+</sup>
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.