



Address: [7365 BRIGHTWATER RD](#)
City: FORT WORTH
Georeference: 34499-BR1-17
Subdivision: RIVER HILLS II ADDITION
Neighborhood Code: 4R020F

Latitude: 32.6667386555
Longitude: -97.4267368925
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 17

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: None

Notice Sent Date: 5/1/2025

Notice Value: \$554,478

Protest Deadline Date: 5/24/2024

Site Number: 41304217

Site Name: RIVER HILLS II ADDITION-BR1-17

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,024

Percent Complete: 100%

Land Sqft^{*}: 9,148

Land Acres^{*}: 0.2100

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:

ABIAMUWE EMMANUEL
ABIAMUWE

Primary Owner Address:

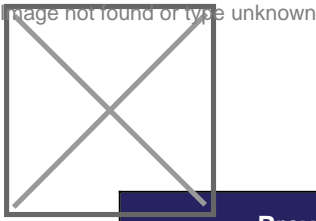
7365 BRIGHTWATER RD
FORT WORTH, TX 76132-4323

Deed Date: 6/2/2010

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D210137552](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
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 ⁺
2025	\$449,478	\$105,000	\$554,478	\$554,478
2024	\$449,478	\$105,000	\$554,478	\$552,365
2023	\$451,563	\$105,000	\$556,563	\$502,150
2022	\$400,561	\$95,000	\$495,561	\$456,500
2021	\$320,000	\$95,000	\$415,000	\$415,000
2020	\$320,000	\$95,000	\$415,000	\$415,000

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.