



Address: [7348 BRIGHTWATER RD](#)
City: FORT WORTH
Georeference: 34499-BR2-10
Subdivision: RIVER HILLS II ADDITION
Neighborhood Code: 4R020F

Latitude: 32.6669611147
Longitude: -97.4274704701
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
BR2 Lot 10

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: 4/15/2025
Notice Value: \$430,000
Protest Deadline Date: 5/24/2024

Site Number: 41304594
Site Name: RIVER HILLS II ADDITION-BR2-10
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,041
Percent Complete: 100%
Land Sqft^{*}: 6,534
Land Acres^{*}: 0.1500
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:
ROSETTE DARBY
GUINN TERRANCE
Primary Owner Address:
7348 BRIGHTWATER
FORT WORTH, TX 76132

Deed Date: 1/23/2025
Deed Volume:
Deed Page:
Instrument: [D225012572](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SCULL CASEY R;SCULL COURTNEY A	2/13/2019	D219029465		
HALL RANDY J JR	2/26/2010	D210048628	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 ⁺
2025	\$325,000	\$105,000	\$430,000	\$430,000
2024	\$325,000	\$105,000	\$430,000	\$430,000
2023	\$348,828	\$105,000	\$453,828	\$421,648
2022	\$309,572	\$95,000	\$404,572	\$383,316
2021	\$253,469	\$95,000	\$348,469	\$348,469
2020	\$254,937	\$95,000	\$349,937	\$349,937

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.