



**Address:** [8020 MEADOWBROOK DR](#)  
**City:** WATAUGA  
**Georeference:** 14610-54-15  
**Subdivision:** FOSTER VILLAGE ADDITION  
**Neighborhood Code:** 3M010A

**Latitude:** 32.8883277921  
**Longitude:** -97.2440421647  
**TAD Map:** 2078-444  
**MAPSCO:** TAR-037K



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** FOSTER VILLAGE ADDITION  
Block 54 Lot 15

**Jurisdictions:**

CITY OF WATAUGA (031)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
KELLER ISD (907)

**State Code:** A

**Year Built:** 1984

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$343,493

**Protest Deadline Date:** 5/24/2024

**Site Number:** 04789741

**Site Name:** FOSTER VILLAGE ADDITION-54-15

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,830

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,852

**Land Acres<sup>\*</sup>:** 0.1573

**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:**

SEAT BILLIE J

**Primary Owner Address:**

8020 MEADOWBROOK DR  
WATAUGA, TX 76148

**Deed Date:** 7/4/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222206853](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SEAT BILLIE J;SEAT JOHN F	5/10/1999	00138240000442	0013824	0000442
GRIFFIS KARL DEAN	10/19/1993	00113300001282	0011330	0001282
GRIFFIS JACKI;GRIFFIS KARL D	11/14/1991	00104480000988	0010448	0000988
SECRETARY OF HUD	4/4/1990	00099860001085	0009986	0001085
STANDARD FEDERAL SAV BANK	4/3/1990	00098870000137	0009887	0000137
DOWDY GITTA;DOWDY RANDALL A	7/31/1984	00079100001126	0007910	0001126
SOUTHLAND FINANCIAL SERV INC	12/31/1900	00000000000000	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 <sup>+</sup>
2025	\$233,000	\$50,000	\$283,000	\$283,000
2024	\$293,493	\$50,000	\$343,493	\$285,547
2023	\$246,956	\$50,000	\$296,956	\$259,588
2022	\$247,491	\$30,000	\$277,491	\$235,989
2021	\$219,596	\$30,000	\$249,596	\$214,535
2020	\$190,359	\$30,000	\$220,359	\$195,032

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.