



**Address:** [8016 LAZY BROOK DR](#)  
**City:** WATAUGA  
**Georeference:** 14610-70-14  
**Subdivision:** FOSTER VILLAGE ADDITION  
**Neighborhood Code:** 3M010A

**Latitude:** 32.8879968267  
**Longitude:** -97.2423337104  
**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 70 Lot 14

**Jurisdictions:**

CITY OF WATAUGA (031)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
BIRDEVILLE ISD (902)

**State Code:** A

**Year Built:** 1984

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$252,155

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

**Site Number:** 04790774

**Site Name:** FOSTER VILLAGE ADDITION-70-14

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,131

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,521

**Land Acres<sup>\*</sup>:** 0.1497

**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:**

MASSIE JASON TODD

**Primary Owner Address:**

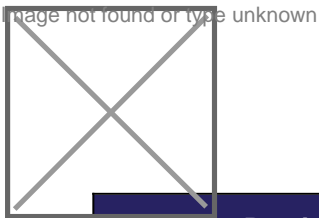
8016 LAZY BROOK DR  
WATAUGA, TX 76148-1517

**Deed Date:** 3/19/2002

**Deed Volume:** 0015667

**Deed Page:** 0000233

**Instrument:** 00156670000233



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MASSIE JASON;MASSIE TAMMY R	8/26/1997	00129060000335	0012906	0000335
SHEDRON NAOMI P;SHEDRON NEIL F	5/21/1991	00102830002148	0010283	0002148
SOHL CHRISTOPHER;SOHL CYNTHIA	2/29/1984	00077560001069	0007756	0001069
SOUTHLAND FINANCIAL SER 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	\$202,155	\$50,000	\$252,155	\$226,270
2024	\$202,155	\$50,000	\$252,155	\$205,700
2023	\$197,750	\$50,000	\$247,750	\$187,000
2022	\$140,000	\$30,000	\$170,000	\$170,000
2021	\$140,000	\$30,000	\$170,000	\$156,075
2020	\$134,691	\$30,000	\$164,691	\$141,886

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)
- DISABLED VET 100 PCT 11.131
- DISABLED VET 70 to 99 PCT 11.22

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.