

# Tarrant Appraisal District Property Information | PDF Account Number: 07125755

### Address: 8436 DENTON HWY

City: WATAUGA Georeference: 5969--1R Subdivision: BURSEY & 377 ADDITION Neighborhood Code: RET-Watauga North

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

# PROPERTY DATA

Legal Description: BURSEY & 377 ADDITION Lot 1R Jurisdictions: Site Number: 80741789 CITY OF WATAUGA (031) Site Name: WATAUGA TOWNE CENTER **TARRANT COUNTY (220)** TARRANT COUNTY HOSPITAE (224) TARRANT COUNTY COLLEGE Pares is: 6 Primary Building Name: IN-LINE STRIP CENTER - 30,640SF / 07125755 KELLER ISD (907) State Code: F1 Primary Building Type: Commercial Year Built: 1998 Gross Building Area+++: 30,640 Personal Property Account: Multiet Leasable Area +++: 30,640 Agent: RYAN LLC (00320) Percent Complete: 100% Notice Sent Date: 5/1/2025 Land Sqft\*: 113,430 Notice Value: \$9,191,387 Land Acres\*: 2.6039 Protest Deadline Date: Pool: N 5/31/2024

#### +++ Rounded.

\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

### **OWNER INFORMATION**

Current Owner: BROOKWILLOW WATAUGA LLC

Primary Owner Address: 11440 SAN VICENTE BLVD STE 200 C/O WESTWOOD FINANCIAL CORP LOS ANGELES, CA 90049 Deed Date: 5/9/2016 Deed Volume: Deed Page: Instrument: D216097279

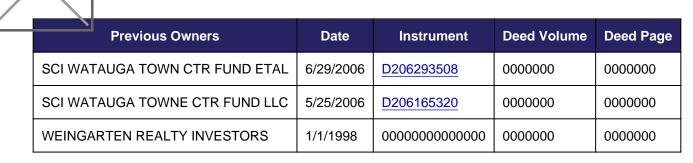
**TAD Map:** 2072-444 **MAPSCO:** TAR-037E

Latitude: 32.8942713322

Longitude: -97.2568775408



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## VALUES

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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	\$7,603,367	\$1,588,020	\$9,191,387	\$9,191,387
2024	\$5,029,980	\$1,588,020	\$6,618,000	\$6,618,000
2023	\$4,445,417	\$1,588,020	\$6,033,437	\$6,033,437
2022	\$4,662,855	\$1,588,020	\$6,250,875	\$6,250,875
2021	\$3,030,395	\$1,588,020	\$4,618,415	\$4,618,415
2020	\$3,649,000	\$1,500,000	\$5,149,000	\$5,149,000

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**

#### There are no exemptions for this property

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.