



Address: [8440 DENTON HWY](#)
City: WATAUGA
Georeference: 5969--5
Subdivision: BURSEY & 377 ADDITION
Neighborhood Code: RET-Watauga North

Latitude: 32.8940834301
Longitude: -97.2583413756
TAD Map: 2072-444
MAPSCO: TAR-037E



Google Map or type unknown

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

PROPERTY DATA

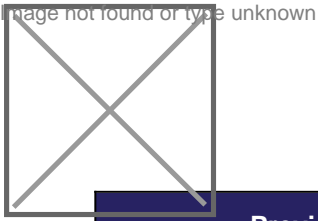
Legal Description: BURSEY & 377 ADDITION Lot 5
Jurisdictions:
CITY OF WATAUGA (031)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
KELLER ISD (907)
State Code: F1
Year Built: 1998
Personal Property Account: [11398361](#)
Agent: RYAN LLC (00320)
Notice Sent Date: 5/1/2025
Notice Value: \$875,000
Protest Deadline Date: 5/31/2024
Site Number: 80741789
Site Name: WATAUGA TOWNE CENTER
Site Class: RETCommunity - Retail-Community Shopping Center
Parcels: 6
Primary Building Name: IN-LINE STRIP CENTER - 30,640SF / 07125755
Primary Building Type: Commercial
Gross Building Area+++ : 2,500
Net Leasable Area+++ : 2,500
Percent Complete: 100%
Land Sqft* : 28,179
Land Acres* : 0.6469
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:
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](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
SCI WATAUGA TOWN CTR FUND ETAL	6/29/2006	D206209458	0000000	0000000
SCI WATAUGA TOWNE CTR FUND LLC	5/25/2006	D206165320	0000000	0000000
WEINGARTEN REALTY INVESTORS	1/1/1998	0000000000000000	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	\$346,644	\$528,356	\$875,000	\$875,000
2024	\$217,644	\$528,356	\$746,000	\$746,000
2023	\$127,980	\$528,356	\$656,336	\$656,336
2022	\$185,679	\$528,356	\$714,035	\$714,035
2021	\$210,782	\$528,356	\$739,138	\$739,138
2020	\$260,643	\$528,357	\$789,000	\$789,000

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.