



**Address:** [8016 DENTON HWY](#)  
**City:** WATAUGA  
**Georeference:** 45138-A-5  
**Subdivision:** WATAUGA TOWNE CROSSING ADDN  
**Neighborhood Code:** Food Service General

**Latitude:** 32.8912129202  
**Longitude:** -97.2585899805  
**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:** WATAUGA TOWNE CROSSING  
ADDN Block A 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:** 2000  
**Personal Property Account:** Multi  
**Agent:** WILSON & FRANCO (00625)  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$1,923,304  
**Protest Deadline Date:** 5/31/2024

**Site Number:** 80779573  
**Site Name:** CHICK-FIL-A  
**Site Class:** FSFastFood - Food Service-Fast Food Restaurant  
**Parcels:** 1  
**Primary Building Name:** CHICK FIL A / 07611285  
**Primary Building Type:** Commercial  
**Gross Building Area+++:** 4,157  
**Net Leasable Area+++:** 4,157  
**Percent Complete:** 100%  
**Land Sqft\*:** 50,320  
**Land Acres\*:** 1.1551  
**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:**  
CHICK-FIL-A INC  
**Primary Owner Address:**  
5200 BUFFINGTON RD  
ATLANTA, GA 30349-2945

**Deed Date:** 4/26/2000  
**Deed Volume:** 0014317  
**Deed Page:** 0000005  
**Instrument:** 00143170000005

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WATAGUA TOWNE CROSSING LP	1/1/2000	000000000000000	0000000	0000000



## 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 <sup>+</sup>
2025	\$1,067,864	\$855,440	\$1,923,304	\$1,722,330
2024	\$579,835	\$855,440	\$1,435,275	\$1,435,275
2023	\$554,560	\$855,440	\$1,410,000	\$1,410,000
2022	\$544,560	\$855,440	\$1,400,000	\$1,400,000
2021	\$444,560	\$855,440	\$1,300,000	\$1,300,000
2020	\$444,560	\$855,440	\$1,300,000	\$1,300,000

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

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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.