



**Address:** [8212 COURTNEY WAY](#)  
**City:** WATAUGA  
**Georeference:** 10369D-B-14  
**Subdivision:** DURHAM FARMS - WATAUGA  
**Neighborhood Code:** 3M010X

**Latitude:** 32.8906486695  
**Longitude:** -97.2400588234  
**TAD Map:** 2078-444  
**MAPSCO:** TAR-037G



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** DURHAM FARMS - WATAUGA  
Block B Lot 14

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2008

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$483,177

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

**Site Number:** 40520609

**Site Name:** DURHAM FARMS - WATAUGA-B-14

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,051

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,070

**Land Acres<sup>\*</sup>:** 0.1623

**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:**

MEADOR ALEXIS  
DEFRANCE BRANDON

**Primary Owner Address:**

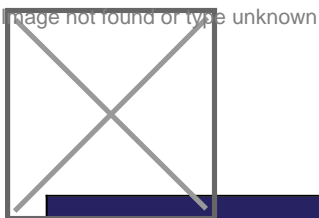
8212 COURTNEY WAY  
WATAUGA, TX 76148

**Deed Date:** 5/6/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222083229](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
SMITH GARVIN S;SMITH YACORSHA L L	8/5/2016	<a href="#">D216181452</a>		
HORIZON EQUITY ONE LP	4/5/2016	<a href="#">D216083992</a>		
HARRIS TERRY JAMES	12/16/2014	<a href="#">D214272115</a>		
HARRIS ASHLEY RAY;HARRIS TERRY JAMES	8/13/2008	<a href="#">D208335291</a>	0000000	0000000
BLOOMFIELD HOMES LP	12/7/2007	<a href="#">D207440181</a>	0000000	0000000
WATAUGA RESIDENTIAL DEV LP	1/1/2004	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 <sup>+</sup>
2025	\$370,000	\$70,000	\$440,000	\$440,000
2024	\$413,177	\$70,000	\$483,177	\$457,457
2023	\$406,541	\$70,000	\$476,541	\$415,870
2022	\$328,064	\$50,000	\$378,064	\$378,064
2021	\$239,124	\$50,000	\$289,124	\$289,124
2020	\$239,124	\$50,000	\$289,124	\$289,124

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.