



Address: [8233 COURTNEY WAY](#)
City: WATAUGA
Georeference: 10369D-C-3
Subdivision: DURHAM FARMS - WATAUGA
Neighborhood Code: 3M010X

Latitude: 32.8914331662
Longitude: -97.2405967768
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 C Lot 3

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: \$404,768

Protest Deadline Date: 5/24/2024

Site Number: 40520811

Site Name: DURHAM FARMS - WATAUGA-C-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,336

Percent Complete: 100%

Land Sqft^{*}: 6,600

Land Acres^{*}: 0.1515

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:

BURAK NICHOLAS
BURAK EMILY

Primary Owner Address:

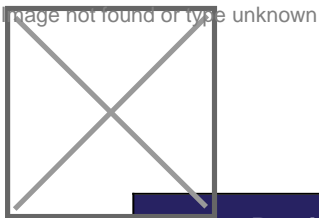
8233 COURTNEY WAY
WATAUGA, TX 76248

Deed Date: 4/1/2021

Deed Volume:

Deed Page:

Instrument: [D221091837](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
GRESKY BLAIR	4/30/2009	D209119746	0000000	0000000
BLOOMFIELD HOMES LP	12/7/2007	D207440181	0000000	0000000
WATAUGA RESIDENTIAL DEV LP	1/1/2004	000000000000000	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	\$334,768	\$70,000	\$404,768	\$404,768
2024	\$334,768	\$70,000	\$404,768	\$382,770
2023	\$329,444	\$70,000	\$399,444	\$347,973
2022	\$266,339	\$50,000	\$316,339	\$316,339
2021	\$209,595	\$50,000	\$259,595	\$259,595
2020	\$210,562	\$50,000	\$260,562	\$260,562

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.