



**Address:** [8216 LAUREN WAY](#)  
**City:** WATAUGA  
**Georeference:** 10369D-D-7  
**Subdivision:** DURHAM FARMS - WATAUGA  
**Neighborhood Code:** 3M010X

**Latitude:** 32.890757789  
**Longitude:** -97.2420326047  
**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 D Lot 7

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2005

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$471,813

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

**Site Number:** 40521095

**Site Name:** DURHAM FARMS - WATAUGA-D-7

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,005

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,600

**Land Acres<sup>\*</sup>:** 0.1515

**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:**

HUTCHINSON DANIEL LEE  
HUTCHINSON PATRICIA DIANE

**Primary Owner Address:**

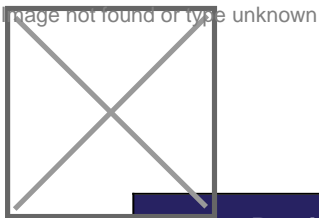
8216 LAUREN WAY  
WATAUGA, TX 76148

**Deed Date:** 4/12/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219077826](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
HUTCHINSON DANIEL LEE	8/11/2005	<a href="#">D205245232</a>	0000000	0000000
WEEKLEY HOMES LP	3/24/2005	<a href="#">D205088445</a>	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 <sup>+</sup>
2025	\$401,813	\$70,000	\$471,813	\$439,757
2024	\$401,813	\$70,000	\$471,813	\$399,779
2023	\$395,380	\$70,000	\$465,380	\$363,435
2022	\$319,026	\$50,000	\$369,026	\$330,395
2021	\$250,359	\$50,000	\$300,359	\$300,359
2020	\$251,532	\$50,000	\$301,532	\$301,532

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.