



Address: [1304 COZBY ST W](#)
City: BENBROOK
Georeference: 2350-8-2B4
Subdivision: BENBROOK LAKESIDE ADDITION
Neighborhood Code: 4A300F

Latitude: 32.6646065465
Longitude: -97.4666694316
TAD Map: 2006-360
MAPSCO: TAR-087T



Google Map or type unknown

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

PROPERTY DATA

Legal Description: BENBROOK LAKESIDE
ADDITION Block 8 Lot 2B4

Jurisdictions:

CITY OF BENBROOK (003)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
FORT WORTH ISD (905)

State Code: A

Year Built: 1972

Personal Property Account: N/A

Agent: SOUTHLAND PROPERTY TAX CONSULTANTS INC (00344)

Protest Deadline Date: 5/24/2024

Site Number: 00195707

Site Name: BENBROOK LAKESIDE ADDITION-8-2B4

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,962

Percent Complete: 100%

Land Sqft^{*}: 18,750

Land Acres^{*}: 0.4304

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

KAPEL KEVIN M
KAPEL KUSCAHYOWULAN

Primary Owner Address:

1304 COZBY ST W
BENBROOK, TX 76126

Deed Date: 5/27/2022

Deed Volume:

Deed Page:

Instrument: [D222141092](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HOFFER JERRY SUE	12/21/2021	D221372285		
SINGLETRAY SAM	5/12/2021	D221147527		
HOFFER JERRY SUE	12/1/2017	D218020850		
RICHTER RAYMOND EST	4/8/2013	000000000000000	0000000	0000000
RICHTER DOROTHY EST;RICHTER RAYMOND	11/16/1999	00141080000240	0014108	0000240
RICHTER DOROTHY;RICHTER R W	12/31/1900	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	\$240,980	\$59,020	\$300,000	\$300,000
2024	\$275,902	\$59,020	\$334,922	\$334,922
2023	\$297,000	\$40,000	\$337,000	\$337,000
2022	\$129,172	\$40,000	\$169,172	\$169,172
2021	\$107,238	\$40,000	\$147,238	\$147,238
2020	\$119,846	\$40,000	\$159,846	\$159,846

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.