



Address: [1203 COZBY ST W](#)
City: BENBROOK
Georeference: 2350-10-2
Subdivision: BENBROOK LAKESIDE ADDITION
Neighborhood Code: 4A300F

Latitude: 32.6684152202
Longitude: -97.4660215909
TAD Map: 2006-364
MAPSCO: TAR-087P



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 10 Lot 2

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: 1993

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$331,532

Protest Deadline Date: 5/24/2024

Site Number: 00196002

Site Name: BENBROOK LAKESIDE ADDITION-10-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,767

Percent Complete: 100%

Land Sqft^{*}: 11,325

Land Acres^{*}: 0.2599

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:

MCBRIDE EDDIE R
MCBRIDE ANA

Primary Owner Address:

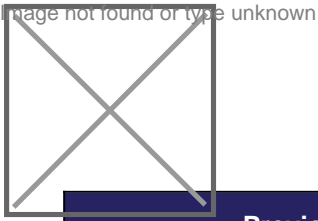
1203 COZBY ST W
FORT WORTH, TX 76126-3406

Deed Date: 7/16/1993

Deed Volume: 0011153

Deed Page: 0001799

Instrument: 00111530001799



Previous Owners	Date	Instrument	Deed Volume	Deed Page
J B HOMES INC	2/26/1993	00109680001886	0010968	0001886
DAVIS FORREST;DAVIS REBECCA PRYOR	5/10/1990	00099260001490	0009926	0001490
RAINWATER JAMES L	12/31/1900	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 ⁺
2025	\$281,032	\$50,500	\$331,532	\$331,532
2024	\$281,032	\$50,500	\$331,532	\$318,567
2023	\$277,114	\$40,000	\$317,114	\$289,606
2022	\$245,101	\$40,000	\$285,101	\$263,278
2021	\$199,344	\$40,000	\$239,344	\$239,344
2020	\$185,271	\$40,000	\$225,271	\$218,151

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.