



Address: [1312 COZBY ST S](#)
City: BENBROOK
Georeference: 18520-2-16
Subdivision: HILLTOP HEIGHTS ADDITION
Neighborhood Code: 4A300F

Latitude: 32.6650633871
Longitude: -97.4688958678
TAD Map: 2006-360
MAPSCO: TAR-087S



Google Map or type unknown

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

PROPERTY DATA

Legal Description: HILLTOP HEIGHTS ADDITION
Block 2 Lot 16

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: 1963

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$293,148

Protest Deadline Date: 5/24/2024

Site Number: 01304062

Site Name: HILLTOP HEIGHTS ADDITION-2-16

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,824

Percent Complete: 100%

Land Sqft^{*}: 9,100

Land Acres^{*}: 0.2089

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:

STEPHENS GARY P
STEPHENS REBECCA L

Primary Owner Address:

1203 DRIFTWOOD DR
EULESS, TX 76040

Deed Date: 3/29/2024

Deed Volume:

Deed Page:

Instrument: [D224053726](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|------------------------------------|------------|----------------------------|-------------|-----------|
| BANKS KENNETH LYNN;PERKINS CINDY | 1/23/2024 | D224044625 | | |
| PACE MARY ANN | 11/8/2007 | D207415712 | 0000000 | 0000000 |
| BANKS JAMES L EST;BANKS MARY ANN | 11/20/1992 | 00108560002264 | 0010856 | 0002264 |
| GILLILAND JAMES KEITH | 6/27/1990 | 00099920001096 | 0009992 | 0001096 |
| GILLILAND ELIZAB;GILLILAND JAMES K | 10/1/1980 | 00070060000474 | 0007006 | 0000474 |

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 | \$168,220 | \$41,780 | \$210,000 | \$210,000 |
| 2024 | \$251,368 | \$41,780 | \$293,148 | \$252,302 |
| 2023 | \$248,170 | \$40,000 | \$288,170 | \$229,365 |
| 2022 | \$201,998 | \$40,000 | \$241,998 | \$208,514 |
| 2021 | \$178,991 | \$40,000 | \$218,991 | \$189,558 |
| 2020 | \$143,836 | \$40,000 | \$183,836 | \$172,325 |

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.