



Address: [1308 COZBY ST S](#)
City: BENBROOK
Georeference: 18520-2-18
Subdivision: HILLTOP HEIGHTS ADDITION
Neighborhood Code: 4A300F

Latitude: 32.665226167
Longitude: -97.4692981365
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 18

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: \$320,166

Protest Deadline Date: 5/24/2024

Site Number: 01304089

Site Name: HILLTOP HEIGHTS ADDITION-2-18

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,358

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:

BALANDRAN BRENDA JANET

Primary Owner Address:

1308 SOUTH COZBY ST
FORT WORTH, TX 76126

Deed Date: 12/31/2019

Deed Volume:

Deed Page:

Instrument: [D220005949](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WHITWORTH LISA G WYATT	2/13/2012	000000000000000	0000000	0000000
WYATT LISA	9/23/2009	D209262329	0000000	0000000
WALLACE FAMILY TRUST	11/25/2006	00122320001449	0012232	0001449
WALLACE WILLIAM L	5/17/2006	000000000000000	0000000	0000000
WALLACE GLENNA;WALLACE WM L	1/8/1996	00122320001449	0012232	0001449
WALLACE WILLIAM L	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	\$278,386	\$41,780	\$320,166	\$314,515
2024	\$278,386	\$41,780	\$320,166	\$285,923
2023	\$274,803	\$40,000	\$314,803	\$259,930
2022	\$196,300	\$40,000	\$236,300	\$236,300
2021	\$197,624	\$40,000	\$237,624	\$237,624
2020	\$158,577	\$40,000	\$198,577	\$198,577

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.