



**Address:** [1306 COZBY ST S](#)  
**City:** BENBROOK  
**Georeference:** 18520-2-19  
**Subdivision:** HILLTOP HEIGHTS ADDITION  
**Neighborhood Code:** 4A300F

**Latitude:** 32.6653113669  
**Longitude:** -97.469507268  
**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 19

**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:** 1962

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$241,255

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

**Site Number:** 01304097

**Site Name:** HILLTOP HEIGHTS ADDITION-2-19

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,484

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,100

**Land Acres<sup>\*</sup>:** 0.2089

**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:**

JUAREZ ROSA E

**Primary Owner Address:**

1306 COZBY ST S  
BENBROOK, TX 76126-3312

**Deed Date:** 4/18/2005

**Deed Volume:** 00000000

**Deed Page:** 00000000

**Instrument:** [D205111360](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
SMITH DONNA L	3/17/1995	00119110001171	0011911	0001171
ROBERSON B J	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 <sup>+</sup>
2025	\$199,475	\$41,780	\$241,255	\$241,255
2024	\$199,475	\$41,780	\$241,255	\$223,061
2023	\$197,005	\$40,000	\$237,005	\$202,783
2022	\$174,855	\$40,000	\$214,855	\$184,348
2021	\$143,016	\$40,000	\$183,016	\$167,589
2020	\$115,304	\$40,000	\$155,304	\$152,354

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.