



**Address:** [1302 COZBY ST S](#)  
**City:** BENBROOK  
**Georeference:** 18520-2-21  
**Subdivision:** HILLTOP HEIGHTS ADDITION  
**Neighborhood Code:** 4A300F

**Latitude:** 32.6654888877  
**Longitude:** -97.469952102  
**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 21

**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

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

**Site Number:** 01304119

**Site Name:** HILLTOP HEIGHTS ADDITION-2-21

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,646

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,310

**Land Acres<sup>\*</sup>:** 0.2137

**Pool:** Y

<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:**

MACIAS SONIA LIZETTE ZUNIGA  
DE LA CERDA JESUS LUNA

**Primary Owner Address:**

1302 COZBY ST S  
FORT WORTH, TX 76126

**Deed Date:** 1/5/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216003884](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
U S A HOUSING & URBAN DEVELOPMENT	10/15/2015	<a href="#">D215255662</a>		
US BANK NATIONAL ASSOCIATION	11/4/2014	<a href="#">D214248801</a>		
MCDONALD LESLIE JAMES	7/15/2013	<a href="#">D213182883</a>	0000000	0000000
MCDONALD KATHIE;MCDONALD LESLIE J	4/22/1999	00137870000452	0013787	0000452
RAINS TONJA	4/20/1999	00137870000448	0013787	0000448
DAY PHYLLIS JEAN	1/31/1983	00074370000223	0007437	0000223
DOUGLAS A DAY	12/31/1900	00000000000000	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	\$104,187	\$42,740	\$146,927	\$146,927
2024	\$104,187	\$42,740	\$146,927	\$146,927
2023	\$107,791	\$40,000	\$147,791	\$147,791
2022	\$96,390	\$40,000	\$136,390	\$136,123
2021	\$83,748	\$40,000	\$123,748	\$123,748
2020	\$77,688	\$40,000	\$117,688	\$117,688

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.