



Address: [1202 COZBY ST S](#)
City: BENBROOK
Georeference: 18520-3-6
Subdivision: HILLTOP HEIGHTS ADDITION
Neighborhood Code: 4A300F

Latitude: 32.666996391
Longitude: -97.4710142829
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 3 Lot 6

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: \$261,114

Protest Deadline Date: 7/12/2024

Site Number: 01304194

Site Name: HILLTOP HEIGHTS ADDITION-3-6

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,482

Percent Complete: 100%

Land Sqft^{*}: 9,100

Land Acres^{*}: 0.2089

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

LA MERE PATTY ANN

Primary Owner Address:

1202 COZBY ST S
BENBROOK, TX 76126

Deed Date: 11/27/2019

Deed Volume:

Deed Page:

Instrument: [D219275213](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WHITNEY EVELYN;WHITNEY JOHNNY	7/1/2014	D214141407	0000000	0000000
CURTIS SONDR	3/30/2005	D206109001	0000000	0000000
LOWRY MICHELLE	3/29/2005	D205095187	0000000	0000000
FITIO ELIZABETH	1/28/2000	000000000000000	0000000	0000000
FITIO ELIZABETH;FITIO JOHN EST	1/27/1969	00047480000675	0004748	0000675
FITIO JOHN H	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	\$219,334	\$41,780	\$261,114	\$261,114
2024	\$219,334	\$41,780	\$261,114	\$249,228
2023	\$216,866	\$40,000	\$256,866	\$226,571
2022	\$189,733	\$40,000	\$229,733	\$205,974
2021	\$157,918	\$40,000	\$197,918	\$187,249
2020	\$130,226	\$40,000	\$170,226	\$170,226

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.