



Address: [1206 COZBY ST S](#)
City: BENBROOK
Georeference: 18520-3-8
Subdivision: HILLTOP HEIGHTS ADDITION
Neighborhood Code: 4A300F

Latitude: 32.6666559039
Longitude: -97.470805608
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 8

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

Protest Deadline Date: 5/24/2024

Site Number: 01304216

Site Name: HILLTOP HEIGHTS ADDITION-3-8

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,604

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:

RITCHERSON TOMASA
RITCHERSON RICHARD

Primary Owner Address:

1206 COZBY ST S
BENBROOK, TX 76126

Deed Date: 11/18/2022

Deed Volume:

Deed Page:

Instrument: [D222272357](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BURKETT BRADLEY R;BURKETT GRACE	8/28/2018	D218192633		
DILLINGHAM MELISSA;DILLINGHAM ROSS	6/8/2018	D218125591		
GUERRERO SYLVIA A	8/23/2004	D204272292	0000000	0000000
LAWLER BRENT W;LAWLER DAINA S	5/30/1996	00123980001953	0012398	0001953
SMITH MARK R	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	\$262,339	\$41,780	\$304,119	\$304,119
2024	\$262,339	\$41,780	\$304,119	\$304,119
2023	\$258,040	\$40,000	\$298,040	\$298,040
2022	\$215,850	\$40,000	\$255,850	\$203,500
2021	\$145,000	\$40,000	\$185,000	\$185,000
2020	\$145,000	\$40,000	\$185,000	\$185,000

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.