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Address: [1209 COZBY ST S](#)
City: BENBROOK
Georeference: 18520-4-7
Subdivision: HILLTOP HEIGHTS ADDITION
Neighborhood Code: 4A300F

Latitude: 32.6666566794
Longitude: -97.4701987844
TAD Map: 2006-360
MAPSCO: TAR-087S



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This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: HILLTOP HEIGHTS ADDITION
Block 4 Lot 7

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: 1961

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$231,615

Protest Deadline Date: 7/12/2024

Site Number: 01304445

Site Name: HILLTOP HEIGHTS ADDITION-4-7

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,484

Percent Complete: 100%

Land Sqft^{*}: 7,000

Land Acres^{*}: 0.1606

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:

DICKERSON TIMOTHY
DICKERSON KATHY

Primary Owner Address:

1209 COZBY ST S
FORT WORTH, TX 76126-3341

Deed Date: 4/24/1984

Deed Volume: 0007807

Deed Page: 0000380

Instrument: 00078070000380

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ROBERT J AUST	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	\$199,475	\$32,140	\$231,615	\$231,615
2024	\$199,475	\$32,140	\$231,615	\$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.