



**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



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 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<sup>+++</sup>:** 1,484  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,000  
**Land Acres<sup>\*</sup>:** 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 <sup>+</sup>
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.