

Account Number: 01304445

Address: 1209 COZBY ST S

City: BENBROOK

Georeference: 18520-4-7

Subdivision: HILLTOP HEIGHTS ADDITION

Neighborhood Code: 4A300F

Googlet Mapd 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

Latitude: 32.6666566794 **Longitude:** -97.4701987844

TAD Map: 2006-360 **MAPSCO:** TAR-087S

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%

Instrument: 00078070000380

Land Sqft*: 7,000 Land Acres*: 0.1606

Pool: N

+++ Rounded.

OWNER INFORMATION

Current Owner:

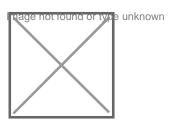
DICKERSON TIMOTHY
DICKERSON KATHY
Deed Volume: 0007807
Primary Owner Address:
Deed Page: 0000380

FORT WORTH, TX 76126-3341

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ROBERT J AUST	12/31/1900	0000000000000000000	0000000	0000000

07-22-2025 Page 1

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



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.

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.

07-22-2025 Page 2

⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.