



# Tarrant Appraisal District Property Information | PDF Account Number: 03284530

Address: 1114 COZBY WEST CT

City: BENBROOK Georeference: 44905-2-22 Subdivision: WALLACE HEIGHTS ADDITION Neighborhood Code: 4A300F

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

## PROPERTY DATA

Legal Description: WALLACE HEIGHTS ADDITION Block 2 Lot 22 Jurisdictions: CITY OF BENBROOK (003) TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) FORT WORTH ISD (905) State Code: A Year Built: 1979 Personal Property Account: N/A Agent: None Notice Sent Date: 4/15/2025 Notice Value: \$288,827 Protest Deadline Date: 5/24/2024 Latitude: 32.6723649306 Longitude: -97.4676503925 TAD Map: 2006-364 MAPSCO: TAR-087P



Site Number: 03284530 Site Name: WALLACE HEIGHTS ADDITION-2-22 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 1,718 Percent Complete: 100% Land Sqft<sup>\*</sup>: 10,664 Land Acres<sup>\*</sup>: 0.2448 Pool: N

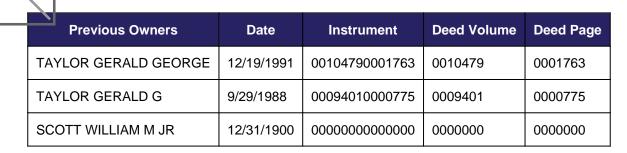
#### +++ Rounded.

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

## **OWNER INFORMATION**

Current Owner: NORTHCUTT JIMMY NORTHCUTT KAREN

Primary Owner Address: 1114 COZBY CT W BENBROOK, TX 76126-3472 Deed Date: 7/21/1992 Deed Volume: 0010716 Deed Page: 0001348 Instrument: 00107160001348



## VALUES

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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	\$239,867	\$48,960	\$288,827	\$288,827
2024	\$239,867	\$48,960	\$288,827	\$250,885
2023	\$236,743	\$40,000	\$276,743	\$228,077
2022	\$209,607	\$40,000	\$249,607	\$207,343
2021	\$170,665	\$40,000	\$210,665	\$188,494
2020	\$150,049	\$40,000	\$190,049	\$171,358

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**

### • DISABLED VET 100 PCT 11.131

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.