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Address: [1220 COZBY ST W](#)
City: BENBROOK
Georeference: 2350-9-13
Subdivision: BENBROOK LAKESIDE ADDITION
Neighborhood Code: 4A300F

Latitude: 32.6666534871
Longitude: -97.4667571112
TAD Map: 2006-360
MAPSCO: TAR-087T



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

PROPERTY DATA

Legal Description: BENBROOK LAKESIDE
ADDITION Block 9 Lot 13

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: 1988

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$288,602

Protest Deadline Date: 5/24/2024

Site Number: 06152554

Site Name: BENBROOK LAKESIDE ADDITION-9-13

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,418

Percent Complete: 100%

Land Sqft^{*}: 14,288

Land Acres^{*}: 0.3280

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

MEREDITH JEFFREY D
MEREDITH P

Primary Owner Address:

1220 COZBY ST W
BENBROOK, TX 76126-3462

Deed Date: 11/2/2012

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D212273330](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MICHAEL JEFF T	7/13/2009	D209198841	0000000	0000000
ZENTNER DANIEL RETT	3/10/2006	D206075404	0000000	0000000
HOEL LAURIE KAY	5/20/1988	00092800001678	0009280	0001678
M C HOMES INC	2/1/1988	00092110000112	0009211	0000112
JOHNSON JACK	1/28/1988	00092110000110	0009211	0000110
LYNN-WOOD DEV INC	1/1/1987	00000000000000	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	\$234,702	\$53,900	\$288,602	\$241,577
2024	\$234,702	\$53,900	\$288,602	\$219,615
2023	\$231,809	\$40,000	\$271,809	\$199,650
2022	\$202,598	\$40,000	\$242,598	\$181,500
2021	\$125,000	\$40,000	\$165,000	\$165,000
2020	\$125,000	\$40,000	\$165,000	\$165,000

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.