

Account Number: 06425518

Address: 109 COZBY ST S

City: BENBROOK

Georeference: 2350-9-19

Subdivision: BENBROOK LAKESIDE ADDITION

Neighborhood Code: 4A300F

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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 19

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: 1990

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025 Notice Value: \$282,121

Protest Deadline Date: 5/24/2024

Site Number: 06425518

Site Name: BENBROOK LAKESIDE ADDITION-9-19

Site Class: A1 - Residential - Single Family

Latitude: 32.6654155927

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

Longitude: -97.4665938928

Parcels: 1

Approximate Size+++: 1,569
Percent Complete: 100%

Land Sqft*: 10,800 Land Acres*: 0.2479

Pool: N

+++ Rounded.

OWNER INFORMATION

Current Owner:

HUGGINS JAMES M
HUGGINS LYNDA
Primary Owner Address:

109 COZBY ST S

BENBROOK, TX 76126-3305

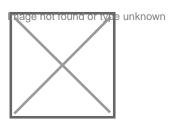
Deed Date: 11/20/1990
Deed Volume: 0010105
Deed Page: 0001335

Instrument: 00101050001335

Previous Owners	Date	Instrument	Deed Volume	Deed Page
J B HOMES INC	1/1/1990	00100160000963	0010016	0000963

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^{*} 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	\$232,541	\$49,580	\$282,121	\$282,121
2024	\$232,541	\$49,580	\$282,121	\$273,505
2023	\$229,372	\$40,000	\$269,372	\$248,641
2022	\$203,089	\$40,000	\$243,089	\$226,037
2021	\$165,488	\$40,000	\$205,488	\$205,488
2020	\$155,228	\$40,000	\$195,228	\$195,080

Pending indicates that the property record has not yet been completed for the indicated tax year.

EXEMPTIONS / SPECIAL APPRAISAL

- HOMESTEAD GENERAL 11.13(b)
- DISABLED VET 70 to 99 PCT 11.22

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.

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