



Address: [109 COZBY ST S](#)
City: BENBROOK
Georeference: 2350-9-19
Subdivision: BENBROOK LAKESIDE ADDITION
Neighborhood Code: 4A300F

Latitude: 32.6654155927
Longitude: -97.4665938928
TAD Map: 2006-360
MAPSCO: TAR-087T



Google Map or type unknown

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
Parcels: 1
Approximate Size⁺⁺⁺: 1,569
Percent Complete: 100%
Land Sqft^{*}: 10,800
Land Acres^{*}: 0.2479
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:
HUGGINS JAMES M
HUGGINS LYNDIA
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



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.

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

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.