



Address: [1305 COZBY ST W](#)
City: BENBROOK
Georeference: 2350-7-2A5R
Subdivision: BENBROOK LAKESIDE ADDITION
Neighborhood Code: 4A300F

Latitude: 32.6646366169
Longitude: -97.465736751
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 7 Lot 2A5R

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: 1984

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 06823440

Site Name: BENBROOK LAKESIDE ADDITION-7-2A5R

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,820

Percent Complete: 100%

Land Sqft^{*}: 21,210

Land Acres^{*}: 0.4869

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:

FORD MICHAEL WAYNE

FORD DEBORAH J

Primary Owner Address:

212 COZBY ST
BENBROOK, TX 76126

Deed Date: 2/11/2021

Deed Volume:

Deed Page:

Instrument: [D221052973](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FORD MARGIE	5/30/2015	D215122450		
FORD L D;FORD MARGIE	1/1/1995	0000000000000000	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	\$291,370	\$61,845	\$353,215	\$353,215
2024	\$291,370	\$61,845	\$353,215	\$353,215
2023	\$287,745	\$40,000	\$327,745	\$327,745
2022	\$199,000	\$40,000	\$239,000	\$239,000
2021	\$199,000	\$40,000	\$239,000	\$239,000
2020	\$184,547	\$40,000	\$224,547	\$217,580

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

There are no exemptions for this property

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.