



**Address:** [1301 COG HILL DR](#)  
**City:** FORT WORTH  
**Georeference:** 37-4-22  
**Subdivision:** ACADEMY AT WATERCHASE ADD, THE  
**Neighborhood Code:** 1B200E

**Latitude:** 32.7625543152  
**Longitude:** -97.154649538  
**TAD Map:** 2102-396  
**MAPSCO:** TAR-067Z



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** ACADEMY AT WATERCHASE  
ADD, THE Block 4 Lot 22

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
FORT WORTH ISD (905)

**Site Number:** 40898679

**Site Name:** ACADEMY AT WATERCHASE ADD, THE-4-22

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,564

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,098

**Land Acres<sup>\*</sup>:** 0.1399

**Pool:** N

**State Code:** A

**Year Built:** 2006

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$395,096

**Protest Deadline Date:** 5/24/2024

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**

YANCY JOHN J

YANCY CELIA A

**Primary Owner Address:**

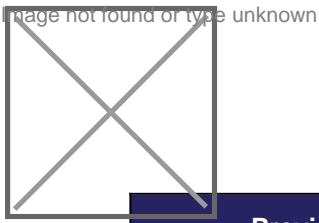
1301 COG HILL DR  
FORT WORTH, TX 76120-4193

**Deed Date:** 9/28/2006

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D206321802](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
GOODMAN FAMILY BUILDERS LP	2/24/2006	<a href="#">D206057691</a>	0000000	0000000
WATERCHASE LOT VENTURE JV	11/3/2005	<a href="#">D205340569</a>	0000000	0000000
VINCENZO CORPORATION	1/1/2005	000000000000000	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 <sup>+</sup>
2025	\$335,096	\$60,000	\$395,096	\$395,096
2024	\$335,096	\$60,000	\$395,096	\$373,346
2023	\$333,351	\$60,000	\$393,351	\$339,405
2022	\$293,124	\$50,000	\$343,124	\$308,550
2021	\$232,061	\$50,000	\$282,061	\$280,500
2020	\$205,000	\$50,000	\$255,000	\$255,000

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.