



Address: [1569 COZY DR](#)
City: FORT WORTH
Georeference: 10907-A-1R29
Subdivision: EDERVILLE PARK TOWNHOMES ADDN
Neighborhood Code: A1F020F

Latitude: 32.7560237105
Longitude: -97.1800427563
TAD Map: 2096-396
MAPSCO: TAR-067W



Google Map or type unknown

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

PROPERTY DATA

Legal Description: EDERVILLE PARK
TOWNHOMES ADDN Block A Lot 1R-29

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)

State Code: A

Year Built: 2015

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 41325265

Site Name: EDERVILLE PARK TOWNHOMES ADDN-A-1R29

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,467

Percent Complete: 100%

Land Sqft^{*}: 5,587

Land Acres^{*}: 0.1282

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:

SHARMA PRATEEK

Primary Owner Address:

1569 COZY DR
FORT WORTH, TX 76120

Deed Date: 4/26/2017

Deed Volume:

Deed Page:

Instrument: [D217092571](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
EDERVILLE PARK TOWNHOMES LLC	12/19/2013	D213324866	0000000	0000000
HOMEBOUND DEVELOPMENTS LLC	3/3/2009	D209177291	0000000	0000000
ALDRA LLC	1/1/2007	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 ⁺
2025	\$191,852	\$34,000	\$225,852	\$225,852
2024	\$191,852	\$34,000	\$225,852	\$225,852
2023	\$171,925	\$34,000	\$205,925	\$205,925
2022	\$173,978	\$21,250	\$195,228	\$193,777
2021	\$154,911	\$21,250	\$176,161	\$176,161
2020	\$154,911	\$21,250	\$176,161	\$176,161

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.