



**Address:** [1525 COZY DR](#)  
**City:** FORT WORTH  
**Georeference:** 10907-A-1R47  
**Subdivision:** EDERVILLE PARK TOWNHOMES ADDN  
**Neighborhood Code:** A1F020F

**Latitude:** 32.7570354309  
**Longitude:** -97.1793970817  
**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-47

**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:** 41325478

**Site Name:** EDERVILLE PARK TOWNHOMES ADDN-A-1R47

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,564

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 3,001

**Land Acres<sup>\*</sup>:** 0.0688

**Pool:** N

**State Code:** A

**Year Built:** 2014

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$267,114

**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:**

RIDDLE SHANNON JOY

**Primary Owner Address:**

1525 COZY DR  
FORT WORTH, TX 76120

**Deed Date:** 9/28/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221285045](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DOGANS YULON B	7/26/2018	<a href="#">D218165318</a>		
EDERVILLE PARK TOWNHOMES LLC	12/19/2013	<a href="#">D213324876</a>	0000000	0000000
HOMEBOUND DEVELOPMENTS LLC	3/3/2009	<a href="#">D209177291</a>	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 <sup>+</sup>
2025	\$231,114	\$36,000	\$267,114	\$267,114
2024	\$231,114	\$36,000	\$267,114	\$250,812
2023	\$201,589	\$36,000	\$237,589	\$228,011
2022	\$184,783	\$22,500	\$207,283	\$207,283
2021	\$164,400	\$22,500	\$186,900	\$186,900
2020	\$164,400	\$22,500	\$186,900	\$186,900

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.