



**Address:** [1539 COZY DR](#)  
**City:** FORT WORTH  
**Georeference:** 10907-A-1R41  
**Subdivision:** EDERVILLE PARK TOWNHOMES ADDN  
**Neighborhood Code:** A1F020F

**Latitude:** 32.75672887  
**Longitude:** -97.179402511  
**TAD Map:** 2096-396  
**MAPSCO:** TAR-067W



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

## PROPERTY DATA

**Legal Description:** EDERVILLE PARK TOWNHOMES ADDN Block A Lot 1R-41

**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:** 41325400  
**Site Name:** EDERVILLE PARK TOWNHOMES ADDN-A-1R41  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,564  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 3,265  
**Land Acres<sup>\*</sup>:** 0.0749  
**Pool:** N

**State Code:** A

**Year Built:** 2014

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

<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:**  
KOUL MUHAMMAD  
**Primary Owner Address:**  
11816 INWOOD RD #70159  
DALLAS, TX 75244

**Deed Date:** 4/26/2018  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D218089524](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
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	00000000000000	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	\$0	\$0	\$0	\$0
2024	\$230,333	\$34,000	\$264,333	\$264,333
2023	\$200,805	\$34,000	\$234,805	\$234,805
2022	\$183,995	\$21,250	\$205,245	\$205,245
2021	\$161,650	\$21,250	\$182,900	\$182,900
2020	\$161,650	\$21,250	\$182,900	\$182,900

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

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.