



**Address:** [3804 BROOKDALE RD](#)  
**City:** BENBROOK  
**Georeference:** 28320-3-1R-30  
**Subdivision:** NORTH BENBROOK ADDITION, THE  
**Neighborhood Code:** 4W003M

**Latitude:** 32.7158554777  
**Longitude:** -97.4590351032  
**TAD Map:** 2012-380  
**MAPSCO:** TAR-073U



Google Map or type unknown

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

### PROPERTY DATA

**Legal Description:** NORTH BENBROOK ADDITION,  
THE Block 3 Lot 1R S4.8'1R/N75.2'2R BLK 3

**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:** 1966  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 01879197  
**Site Name:** NORTH BENBROOK ADDITION, THE-3-1R-30  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,582  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 9,600  
**Land Acres<sup>\*</sup>:** 0.2203  
**Pool:** N

<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:**  
MARSHALL KAREN  
**Primary Owner Address:**  
3804 BROOKDALE RD  
FORT WORTH, TX 76116-8528

**Deed Date:** 9/2/2022  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D222219018](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MARSHALL KAREN;MARSHALL KEN	4/10/1990	00099050001260	0009905	0001260
CLAUSSEN LA VERN	12/7/1987	00000000000000	0000000	0000000
CLAUSSEN LAVERNE D;CLAUSSEN RUTH	10/19/1969	00000000000000	0000000	0000000



## VALUES

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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	\$131,379	\$40,000	\$171,379	\$171,379
2024	\$131,379	\$40,000	\$171,379	\$171,379
2023	\$127,506	\$40,000	\$167,506	\$158,816
2022	\$112,399	\$40,000	\$152,399	\$144,378
2021	\$91,253	\$40,000	\$131,253	\$131,253
2020	\$86,568	\$40,000	\$126,568	\$126,568

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

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- 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.