



Address: [3925 DAWN DR](#)
City: BENBROOK
Georeference: 36780-3-6
Subdivision: RUSS LO VALLEY ADDITION
Neighborhood Code: 4W003I

Latitude: 32.7133446743
Longitude: -97.4678732436
TAD Map: 2006-380
MAPSCO: TAR-073T



Google Map or type unknown

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

PROPERTY DATA

Legal Description: RUSS LO VALLEY ADDITION
Block 3 Lot 6

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: 1964

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$348,184

Protest Deadline Date: 5/24/2024

Site Number: 02578115

Site Name: RUSS LO VALLEY ADDITION-3-6

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,078

Percent Complete: 100%

Land Sqft^{*}: 15,680

Land Acres^{*}: 0.3599

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:

FERSCH CHRISTOPHER L
FERSCH VIRGINIA L

Primary Owner Address:

3925 DAWN DR
FORT WORTH, TX 76116

Deed Date: 11/15/2016

Deed Volume:

Deed Page:

Instrument: [D216269835](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ANDERSON JOHN N	6/26/2001	00149800000072	0014980	0000072
ANDERSON JOHN N	12/31/1900	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 ⁺
2025	\$244,750	\$33,250	\$278,000	\$278,000
2024	\$314,934	\$33,250	\$348,184	\$292,820
2023	\$293,750	\$33,250	\$327,000	\$266,200
2022	\$272,371	\$33,250	\$305,621	\$242,000
2021	\$207,044	\$33,250	\$240,294	\$220,000
2020	\$166,750	\$33,250	\$200,000	\$200,000

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.