



Address: [4009 DAWN DR](#)
City: BENBROOK
Georeference: 36780-3-9
Subdivision: RUSS LO VALLEY ADDITION
Neighborhood Code: 4W003I

Latitude: 32.7126866791
Longitude: -97.4678182753
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 9

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: OCONNOR & ASSOCIATES (00436)

Protest Deadline Date: 7/12/2024

Site Number: 02578158

Site Name: RUSS LO VALLEY ADDITION-3-9

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,359

Percent Complete: 100%

Land Sqft^{*}: 17,520

Land Acres^{*}: 0.4022

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

LAWLER KRISTIN M
LAWLER CHRISTOPHER J

Primary Owner Address:

4009 DAWN DR
FORT WORTH, TX 76116

Deed Date: 5/4/2020

Deed Volume:

Deed Page:

Instrument: [D220101205](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PICKETT CATHERINE ANN;PICKETT JAMES WILLIS	2/1/2019	D219020868		
FEELER SIDNEY F EST	4/8/2010	00000000000000	0000000	0000000
FEELER ELLI D EST;FEELER SIDNEY F	8/13/1985	00082730002021	0008273	0002021
HUCKABEE BROOK;HUCKABEE JERRY DON	8/1/1985	00000000000000	0000000	0000000
HUCKABEE BROOK;HUCKABEE JERRY DON	12/31/1900	00069920000897	0006992	0000897

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	\$293,250	\$29,750	\$323,000	\$323,000
2024	\$310,250	\$29,750	\$340,000	\$340,000
2023	\$335,250	\$29,750	\$365,000	\$321,905
2022	\$288,782	\$29,750	\$318,532	\$292,641
2021	\$223,250	\$29,750	\$253,000	\$253,000
2020	\$213,023	\$29,750	\$242,773	\$242,773

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.