



**Address:** [4228 DAWN DR](#)  
**City:** BENBROOK  
**Georeference:** 36780-7-8  
**Subdivision:** RUSS LO VALLEY ADDITION  
**Neighborhood Code:** 4W003H

**Latitude:** 32.7093507612  
**Longitude:** -97.4680346289  
**TAD Map:** 2006-376  
**MAPSCO:** TAR-073X



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 7 Lot 8 50% UNDIVIDED INTEREST

<b>Jurisdictions:</b>	<b>Site Number:</b> 02578867
CITY OF BENBROOK (003)	<b>Site Name:</b> RUSS LO VALLEY ADDITION 7 8 50% UNDIVIDED INTEREST
TARRANT COUNTY (220)	<b>Site Class:</b> A1 - Residential - Single Family
TARRANT COUNTY HOSPITAL (224)	<b>Parcels:</b> 2
TARRANT COUNTY COLLEGE (225)	<b>Approximate Size<sup>+++</sup>:</b> 2,269
FORT WORTH ISD (905)	<b>Percent Complete:</b> 100%
<b>State Code:</b> A	<b>Land Sqft<sup>*</sup>:</b> 17,922
<b>Year Built:</b> 1968	<b>Land Acres<sup>*</sup>:</b> 0.4114
<b>Personal Property Account:</b> N/A	<b>Pool:</b> N
<b>Agent:</b> None	
<b>Protest Deadline Date:</b> 5/24/2024	

+++ Rounded.  
  
\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

**OWNER INFORMATION**

<b>Current Owner:</b> SIMONTON JERRILYNN A	<b>Deed Date:</b> 7/31/2019
<b>Primary Owner Address:</b> 4228 DAWN DR FORT WORTH, TX 76116	<b>Deed Volume:</b>
	<b>Deed Page:</b>
	<b>Instrument:</b> <a href="#">D219016480</a>

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SIMONTON ERICA PAIGE;SIMONTON JERRILYNN A	1/28/2019	<a href="#">D219016480</a>		
ASYLOS LLC	8/3/2018	<a href="#">D218173122</a>		
LEAHY ROBERT E;LEAHY SARAH D	8/9/1995	00121060000102	0012106	0000102
CHAMBERLAIN ELEUISE	6/5/1986	00000000000000	0000000	0000000
CHAMBERLAIN JAMES S	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 <sup>+</sup>
2025	\$134,919	\$21,250	\$156,169	\$156,169
2024	\$134,919	\$21,250	\$156,169	\$156,169
2023	\$149,826	\$21,250	\$171,076	\$152,742
2022	\$125,235	\$21,250	\$146,485	\$138,856
2021	\$104,983	\$21,250	\$126,233	\$126,233
2020	\$115,025	\$21,250	\$136,275	\$136,275

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.