

Tarrant Appraisal District

Property Information | PDF

Account Number: 04721969

Address: 4216 DAWN DR

City: BENBROOK

Georeference: 36780-7-5-30

Subdivision: RUSS LO VALLEY ADDITION

Neighborhood Code: 4W003H

Googlet Mapd 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 5 & 6A

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: 1968 Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)
Protest Deadline Date: 5/24/2024

+++ Rounded.

Latitude: 32.7100644868

Longitude: -97.4685500198

TAD Map: 2006-376 **MAPSCO:** TAR-073X



Site Number: 04721969

Site Name: RUSS LO VALLEY ADDITION-7-5-30

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 3,470
Percent Complete: 100%

Land Sqft*: 12,319 Land Acres*: 0.2828

Pool: N

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

OWNER INFORMATION

Current Owner:Deed Date: 8/11/2020REAGAN RYAN BDeed Volume:

Primary Owner Address:

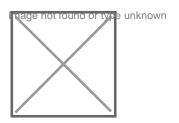
4216 DAWN DR

Deed Page:

BENBROOK, TX 76116 Instrument: D220195956

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KUZMICH SARAH;SCHNEIDER MATTHEW	12/26/2018	D218281873		
JOYCE WILMA L EST	5/5/1992	00000000000000	0000000	0000000
JOYCE BOBBY G;JOYCE WILMA	5/17/1968	00045750000468	0004575	0000468

07-25-2025 Page 1



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	\$332,721	\$50,000	\$382,721	\$382,721
2024	\$332,721	\$50,000	\$382,721	\$382,721
2023	\$367,687	\$50,000	\$417,687	\$378,730
2022	\$316,371	\$50,000	\$366,371	\$344,300
2021	\$263,000	\$50,000	\$313,000	\$313,000
2020	\$216,447	\$50,000	\$266,447	\$266,447

Pending indicates that the property record has not yet been completed for the indicated tax year.

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.

07-25-2025 Page 2

⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.