



Address: [4216 DAWN DR](#)
City: BENBROOK
Georeference: 36780-7-5-30
Subdivision: RUSS LO VALLEY ADDITION
Neighborhood Code: 4W003H

Latitude: 32.7100644868
Longitude: -97.4685500198
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 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

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

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:
REAGAN RYAN B
Primary Owner Address:
4216 DAWN DR
BENBROOK, TX 76116

Deed Date: 8/11/2020
Deed Volume:
Deed Page:
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



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.

+ 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.