



Address: [3720 YUCCA AVE](#)
City: FORT WORTH
Georeference: 840--3
Subdivision: ARLINE PLACE
Neighborhood Code: 3H050I

Latitude: 32.7806149877
Longitude: -97.2940743123
TAD Map: 2060-404
MAPSCO: TAR-064J



Google Map or type unknown

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

PROPERTY DATA

Legal Description: ARLINE PLACE Lot 3

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
FORT WORTH ISD (905)

State Code: A

Year Built: 1947

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$322,254

Protest Deadline Date: 5/24/2024

Site Number: 00057452
Site Name: ARLINE PLACE-3
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,716
Percent Complete: 100%
Land Sqft^{*}: 7,500
Land Acres^{*}: 0.1721
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:

CANTERBURY CHRISTIAN DAVID

Primary Owner Address:

3720 YUCCA AVE
FORT WORTH, TX 76111

Deed Date: 8/16/2021

Deed Volume:

Deed Page:

Instrument: [D221250432](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CFF HOME SOLUTIONS	2/22/2021	D221052833		
ACOSTA PAULA R	7/17/2001	00150300000047	0015030	0000047
JUTRAS CHRISTOPHER S	5/29/2001	00149170000269	0014917	0000269
HAMMONDS ALMA F	5/21/1992	00106460000202	0010646	0000202
BROWN CO THE	5/11/1992	00106380000917	0010638	0000917
MCRIMMON DEREK R	11/9/1990	00100970000246	0010097	0000246
BROWN CO	8/21/1990	00100200000185	0010020	0000185
CASTILLO GILBERT	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	\$219,500	\$37,500	\$257,000	\$257,000
2024	\$284,754	\$37,500	\$322,254	\$249,358
2023	\$252,469	\$37,500	\$289,969	\$226,689
2022	\$179,831	\$26,250	\$206,081	\$206,081
2021	\$189,701	\$10,000	\$199,701	\$116,569
2020	\$167,211	\$10,000	\$177,211	\$105,972

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.