



Address: [2504 YUCCA AVE](#)
City: FORT WORTH
Georeference: 2560--14
Subdivision: BEVANS PLACE
Neighborhood Code: 3H070A

Latitude: 32.7805626577
Longitude: -97.310517181
TAD Map: 2054-404
MAPSCO: TAR-063L



Google Map or type unknown

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

PROPERTY DATA

Legal Description: BEVANS PLACE Lot 14

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: 1935

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$344,179

Protest Deadline Date: 5/24/2024

Site Number: 00219932

Site Name: BEVANS PLACE-14

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,781

Percent Complete: 100%

Land Sqft^{*}: 8,100

Land Acres^{*}: 0.1859

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:

VAUGHAN LISA

Primary Owner Address:

2504 YUCCA AVE
FORT WORTH, TX 76111

Deed Date: 3/26/2024

Deed Volume:

Deed Page:

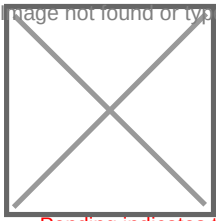
Instrument: [D224051917](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHOE CHE YONG	10/29/2022	D223063911		
OYAMA JAMES CASEY;OYAMA RICHARD WAYNE;RINK GEORGIE ANN	10/2/2015	2016-PR01022-1		
OYAMA JUDY EST TSUIGIKO	2/20/2015	D215036718		
CHILDS TRACI L	12/30/2010	D210322919	0000000	0000000
SESOM SERVICES INC	12/10/2009	D209327345	0000000	0000000
REYNOLDS BARRY	11/5/2009	D209297825	0000000	0000000
DEUTSCHE BANK NATIONAL TR CO	9/1/2009	D209239584	0000000	0000000
GRAY-ESKUE BRIANNA;GRAY-ESKUE D ROGERS	2/25/2004	D204067985	0000000	0000000
GRAY LUCILLE	6/2/2000	00143720000299	0014372	0000299
RUSSELL TERRIE	4/27/2000	00143170000165	0014317	0000165
RUSSELL DAVID	12/12/1990	00101360000478	0010136	0000478
MOORE ELMA	3/2/1987	00088610001055	0008861	0001055
BRAY EVELYNE F	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	\$283,429	\$60,750	\$344,179	\$344,179
2024	\$283,429	\$60,750	\$344,179	\$344,179
2023	\$280,649	\$60,750	\$341,399	\$341,399
2022	\$255,578	\$40,500	\$296,078	\$296,078
2021	\$239,290	\$28,000	\$267,290	\$267,290
2020	\$212,734	\$28,000	\$240,734	\$240,734



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.