



Address: [3501 YUCCA AVE](#)
City: FORT WORTH
Georeference: 41160-23-11
Subdivision: SYLVAN HEIGHTS ADDN-FORT WORTH
Neighborhood Code: 3H050L

Latitude: 32.7812460606
Longitude: -97.2973039899
TAD Map: 2060-404
MAPSCO: TAR-063M



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SYLVAN HEIGHTS ADDN-FORT WORTH Block 23 Lot 11

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: 1939

Personal Property Account: N/A

Agent: OWNWELL INC (12140)

Protest Deadline Date: 5/15/2025

Site Number: 03073475

Site Name: SYLVAN HEIGHTS ADDN-FORT WORTH-23-11

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,766

Percent Complete: 100%

Land Sqft^{*}: 6,850

Land Acres^{*}: 0.1572

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:

BOSHART BRYAN ALEXANDER
BOSHART CRISTINA JOY

Primary Owner Address:

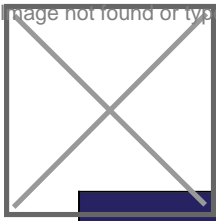
1601 S ADAMS ST
FORT WORTH, TX 76104

Deed Date: 3/21/2018

Deed Volume:

Deed Page:

Instrument: [D218061890](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
ANDRADE MARIA L;ANDRADE REFUGIO	3/17/1993	00109840001746	0010984	0001746
RIVERSIDE CHRISTIAN CHURCH	11/12/1991	00104530001404	0010453	0001404
GRUNDY ALLAMAE M	12/31/1900	000000000000000	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	\$248,065	\$34,250	\$282,315	\$282,315
2024	\$308,047	\$34,250	\$342,297	\$342,297
2023	\$291,247	\$34,250	\$325,497	\$325,497
2022	\$272,180	\$23,975	\$296,155	\$296,155
2021	\$195,000	\$20,000	\$215,000	\$215,000
2020	\$195,000	\$20,000	\$215,000	\$215,000

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

There are no exemptions for this property

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.