



Address: [3509 YUCCA AVE](#)
City: FORT WORTH
Georeference: 41160-23-13
Subdivision: SYLVAN HEIGHTS ADDN-FORT WORTH
Neighborhood Code: 3H050L

Latitude: 32.7812465736
Longitude: -97.2969162583
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 13

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: None

Notice Sent Date: 4/15/2025

Notice Value: \$329,840

Protest Deadline Date: 5/24/2024

Site Number: 03073491

Site Name: SYLVAN HEIGHTS ADDN-FORT WORTH-23-13

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size ⁺⁺⁺: 1,844

Percent Complete: 100%

Land Sqft ^{*}: 8,220

Land Acres ^{*}: 0.1887

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:

FARQUHAR JASON

Primary Owner Address:

3509 YUCCA AVE
FORT WORTH, TX 76111

Deed Date: 10/27/2017

Deed Volume:

Deed Page:

Instrument: [D217250683](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FLAVIN DENNIS M	4/28/2015	D215088057		
FEDERAL NATIONAL MORTG ASSOC	12/2/2014	D214264749		
TUDOR PATRICIA VAUGHN EST	3/5/2007	D207091995	0000000	0000000
ROE ELIZA J;ROE ROBERT W	9/2/2000	00145170000246	0014517	0000246
THOMPSON JOHN NOEL ETAL	3/22/2000	00144400000203	0014440	0000203
THOMPSON CYNTHIA ANNE	12/31/1900	00010430000020	0001043	0000020

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	\$245,830	\$41,100	\$286,930	\$286,930
2024	\$288,740	\$41,100	\$329,840	\$272,109
2023	\$281,936	\$41,100	\$323,036	\$247,372
2022	\$218,735	\$28,770	\$247,505	\$224,884
2021	\$184,440	\$20,000	\$204,440	\$204,440
2020	\$175,734	\$20,000	\$195,734	\$195,734

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.