



Address: [3521 YUCCA AVE](#)
City: FORT WORTH
Georeference: 41160-23-16
Subdivision: SYLVAN HEIGHTS ADDN-FORT WORTH
Neighborhood Code: 3H050L

Latitude: 32.7812507177
Longitude: -97.2963262103
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 16

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: CHANDLER CROUCH (11730)

Notice Sent Date: 4/15/2025

Notice Value: \$203,138

Protest Deadline Date: 5/24/2024

Site Number: 03073521

Site Name: SYLVAN HEIGHTS ADDN-FORT WORTH-23-16

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,091

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:

PAVLICK GEORGE

Primary Owner Address:

3521 YUCCA AVE
FORT WORTH, TX 76111-4840

Deed Date: 12/1/2009

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D210000743](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PATEL BHARAT V	6/8/2000	00143810000070	0014381	0000070
STANCLIFF SCOTT STUART	5/19/2000	00143810000069	0014381	0000069
STANCLIFF S SHERIDAN;STANCLIFF SCOTT	12/1/1999	00143810000067	0014381	0000067
STANCLIFF MILDRED GILKISON	4/30/1998	00143810000068	0014381	0000068
GILKISON SUE LEE EST	7/27/1983	00000000000000	0000000	0000000
GILKISON A L;GILKISON SUE	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	\$162,038	\$41,100	\$203,138	\$147,326
2024	\$162,038	\$41,100	\$203,138	\$133,933
2023	\$183,270	\$41,100	\$224,370	\$121,757
2022	\$143,035	\$28,770	\$171,805	\$110,688
2021	\$136,658	\$20,000	\$156,658	\$100,625
2020	\$115,177	\$20,000	\$135,177	\$91,477

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)
- HOMESTEAD DISABLED PERSON 11.13 (c)

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.