



**Address:** [3616 YUCCA AVE](#)  
**City:** FORT WORTH  
**Georeference:** 41210-G-23  
**Subdivision:** SYLVANIA PARK ADDITION  
**Neighborhood Code:** 3H050I

**Latitude:** 32.7806419608  
**Longitude:** -97.2954353105  
**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:** SYLVANIA PARK ADDITION  
Block G Lot 23

**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  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 03081893  
**Site Name:** SYLVANIA PARK ADDITION-G-23  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,443  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,100  
**Land Acres<sup>\*</sup>:** 0.1629  
**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:**  
QUACKENBUSH BRIAN  
QUACKENBUSH AMANDA  
**Primary Owner Address:**  
3616 YUCCA AVE  
FORT WORTH, TX 76111

**Deed Date:** 11/7/2023  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D223200569](#)

| Previous Owners           | Date       | Instrument      | Deed Volume | Deed Page |
|---------------------------|------------|-----------------|-------------|-----------|
| MOAD JACQUELINE JEANE EST | 12/1/2012  | 000000000000000 | 0000000     | 0000000   |
| MOAD CLARENCE O EST JR    | 12/31/1900 | 000000000000000 | 0000000     | 0000000   |



## VALUES

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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 <sup>+</sup> |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$196,084          | \$35,500    | \$231,584    | \$231,584                    |
| 2024 | \$196,084          | \$35,500    | \$231,584    | \$231,584                    |
| 2023 | \$175,281          | \$35,500    | \$210,781    | \$169,964                    |
| 2022 | \$156,654          | \$24,850    | \$181,504    | \$154,513                    |
| 2021 | \$164,958          | \$10,000    | \$174,958    | \$140,466                    |
| 2020 | \$145,660          | \$10,000    | \$155,660    | \$127,696                    |

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

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- 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.