



Address: [3412 YUCCA AVE](#)
City: FORT WORTH
Georeference: 41210-G-35
Subdivision: SYLVANIA PARK ADDITION
Neighborhood Code: 3H050I

Latitude: 32.7806336725
Longitude: -97.2977103617
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: SYLVANIA PARK ADDITION
Block G Lot 35

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: 1941

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Notice Sent Date: 4/15/2025

Notice Value: \$208,071

Protest Deadline Date: 5/24/2024

Site Number: 03082024

Site Name: SYLVANIA PARK ADDITION-G-35

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,427

Percent Complete: 100%

Land Sqft^{*}: 7,810

Land Acres^{*}: 0.1792

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:

MCIUAN CHRISTOPHER

Primary Owner Address:

3412 YUCCA AVE
FORT WORTH, TX 76111-4837

Deed Date: 10/1/2004

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D204308657](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SECRETARY OF HUD	5/6/2004	D204187419	0000000	0000000
WELLSFARGO HOME MTG INC	5/4/2004	D204141816	0000000	0000000
BURTON GLORIA;BURTON TIMOTHY E	8/24/1995	00120800000953	0012080	0000953
LOVE CHARLES L	6/28/1995	00120130000649	0012013	0000649
KERN B D BONDS 1/3 EA;KERN D A	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	\$169,021	\$39,050	\$208,071	\$194,874
2024	\$169,021	\$39,050	\$208,071	\$177,158
2023	\$170,225	\$39,050	\$209,275	\$161,053
2022	\$155,043	\$27,335	\$182,378	\$146,412
2021	\$143,908	\$10,000	\$153,908	\$133,102
2020	\$143,908	\$10,000	\$153,908	\$121,002

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.