



Address: [2717 YUCCA AVE](#)
City: FORT WORTH
Georeference: 41220--18
Subdivision: SYLVIA PLACE ADDITION
Neighborhood Code: 3H050J

Latitude: 32.78122437
Longitude: -97.3066781581
TAD Map: 2054-404
MAPSCO: TAR-063L



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

PROPERTY DATA

Legal Description: SYLVIA PLACE ADDITION Lot 18

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: \$208,644

Protest Deadline Date: 5/24/2024

Site Number: 03082334

Site Name: SYLVIA PLACE ADDITION-18

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,426

Percent Complete: 100%

Land Sqft^{*}: 5,900

Land Acres^{*}: 0.1354

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:

OCHOA JULIO C
OCHOA MARTHA

Primary Owner Address:

2717 YUCCA AVE
FORT WORTH, TX 76111-2533

Deed Date: 7/20/2015

Deed Volume:

Deed Page:

Instrument: [D215162119](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OCHOA JULIO CESAR	7/3/1997	00128370000515	0012837	0000515
SEC OF HUD	2/6/1997	00127100002290	0012710	0002290
TEMPLE-INLAND MORTGAGE CORP	2/4/1997	00126660001628	0012666	0001628
RUVALCABA DANIEL;RUVALCABA ISANDR	5/14/1991	00106860000480	0010686	0000480
LIRA ARMANDO;LIRA MARIA R	1/24/1991	00101580001708	0010158	0001708
HERITAGE INVESTMENT CORP	11/14/1990	00101150001842	0010115	0001842
TEXAS AMERICAN BANK/FT WORTH	2/9/1989	00095100002221	0009510	0002221
TURNAGE LEON G	4/30/1987	00089280000868	0008928	0000868
BUCHANAN BRYAN K	4/29/1987	00089280000863	0008928	0000863
WRIGHT HELEN MILLER	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	\$179,144	\$29,500	\$208,644	\$183,013
2024	\$179,144	\$29,500	\$208,644	\$166,375
2023	\$178,631	\$29,500	\$208,131	\$151,250
2022	\$154,638	\$20,650	\$175,288	\$137,500
2021	\$115,000	\$10,000	\$125,000	\$125,000
2020	\$116,190	\$8,810	\$125,000	\$125,000

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

- HOMESTEAD GENERAL 11.13(b)

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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.