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Address: [428 SYCAMORE LN](#)

City: EULESS

Georeference: 41244-3-15R

Subdivision: TALL TIMBERS GARDEN HOMES ADDN

Neighborhood Code: 3X100Z

Latitude: 32.8555374075

Longitude: -97.0763631878

TAD Map: 2126-432

MAPSCO: TAR-056A



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

PROPERTY DATA

Legal Description: TALL TIMBERS GARDEN
HOMES ADDN Block 3 Lot 15R

Jurisdictions:

CITY OF EULESS (025)

TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224)

TARRANT COUNTY COLLEGE (225)

HURST-EULESS-BEDFORD ISD (916)

State Code: A

Year Built: 1985

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$376,550

Protest Deadline Date: 5/24/2024

Site Number: 05650046

Site Name: TALL TIMBERS GARDEN HOMES ADDN-3-15R

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,798

Percent Complete: 100%

Land Sqft^{*}: 4,467

Land Acres^{*}: 0.1025

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:

QUANDT NANCY J

HOWARD ROGER

Primary Owner Address:

428 SYCAMORE LN

EULESS, TX 76039-4456

Deed Date: 3/17/2010

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D210085058](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
US BANK NATIONAL ASSOC TR	11/3/2009	D209295278	0000000	0000000
HOPKINS JOHN	8/30/2005	D205260295	0000000	0000000
MISCZAK MATTHEW	12/23/2004	D205005190	0000000	0000000
NARDINE GRACE H	10/19/1999	00143680000221	0014368	0000221
GLASS JAMIE;GLASS JEFF L	11/18/1998	00135300000483	0013530	0000483
TORIAN JAMES;TORIAN MAXINE	5/18/1992	00106430000292	0010643	0000292
WILCOX KENNETH D;WILCOX NADINE	7/3/1989	00096510000007	0009651	0000007
TEXAS HOUSING AGENCY	1/3/1989	00094890001517	0009489	0001517
BUCHER SANDRA K	10/22/1985	00083470000742	0008347	0000742
TALL TIMBERS LTD	1/1/1984	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	\$321,550	\$55,000	\$376,550	\$300,102
2024	\$321,550	\$55,000	\$376,550	\$272,820
2023	\$307,413	\$40,000	\$347,413	\$248,018
2022	\$248,193	\$40,000	\$288,193	\$225,471
2021	\$218,661	\$40,000	\$258,661	\$204,974
2020	\$220,410	\$40,000	\$260,410	\$186,340

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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- **DISABLED VET 70 to 99 PCT 11.22**

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.