



Address: [100 YUCHI TR N](#)
City: FORT WORTH
Georeference: 41480-1-A5
Subdivision: TEJAS TRAILS ADDITION
Neighborhood Code: 2W300W

Latitude: 32.7642575694
Longitude: -97.5088613793
TAD Map: 1994-396
MAPSCO: TAR-058S



Google Map or type unknown

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

PROPERTY DATA

Legal Description: TEJAS TRAILS ADDITION Block
1 Lot A5

Jurisdictions:
CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
WHITE SETTLEMENT ISD (920)

State Code: A
Year Built: 1968
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 40927121
Site Name: TEJAS TRAILS ADDITION-1-A5
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,329
Percent Complete: 100%
Land Sqft^{*}: 57,499
Land Acres^{*}: 1.3199
Pool: Y

+++ Rounded.

* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
VENNEL BRANDON
VENNEL CHRISTIE
Primary Owner Address:
100 YUCHI TRL N
FORT WORTH, TX 76108

Deed Date: 6/20/2016
Deed Volume:
Deed Page:
Instrument: [D216157639](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ROBINSON CHRIS;ROBINSON KAREN	5/19/2016	D216108429		
ROBINSON CHRIS;ROBINSON ETAL	11/4/2010	D210280110	0000000	0000000
TULLOS MICHAEL C;TULLOS PAMELA	1/1/2005	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	\$389,708	\$104,800	\$494,508	\$494,508
2024	\$389,708	\$104,800	\$494,508	\$494,508
2023	\$413,571	\$104,800	\$518,371	\$488,767
2022	\$363,694	\$104,800	\$468,494	\$444,334
2021	\$321,440	\$82,500	\$403,940	\$403,940
2020	\$329,017	\$82,500	\$411,517	\$411,517

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)
- DISABLED VET 100 PCT 11.131
- 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.