



**Address:** [2812 YUCCA AVE](#)  
**City:** FORT WORTH  
**Georeference:** 41160-5-4  
**Subdivision:** SYLVAN HEIGHTS ADDN-FORT WORTH  
**Neighborhood Code:** 3H050J

**Latitude:** 32.7806548389  
**Longitude:** -97.3043946283  
**TAD Map:** 2060-404  
**MAPSCO:** TAR-063M



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

## PROPERTY DATA

**Legal Description:** SYLVAN HEIGHTS ADDN-FORT WORTH Block 5 Lot 4

**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

**Protest Deadline Date:** 5/15/2025

**Site Number:** 03070956

**Site Name:** SYLVAN HEIGHTS ADDN-FORT WORTH-5-4

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,304

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,100

**Land Acres<sup>\*</sup>:** 0.1629

**Pool:** N

<sup>+++</sup> Rounded.

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



## OWNER INFORMATION

**Current Owner:**

DIAZ MARIANO

**Primary Owner Address:**

2812 YUCCA AVE  
FORT WORTH, TX 76111-4348

**Deed Date:** 9/12/2005

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D205278059](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SHIMKO JOSEPH T	2/3/2005	<a href="#">D205036861</a>	0000000	0000000
MCCLUNG VERA RUTH	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$171,238	\$35,500	\$206,738	\$172,367
2023	\$170,757	\$35,500	\$206,257	\$156,697
2022	\$147,933	\$24,850	\$172,783	\$142,452
2021	\$153,731	\$10,000	\$163,731	\$129,502
2020	\$126,237	\$10,000	\$136,237	\$117,729

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.