



Address: [3712 YUCCA AVE](#)
City: FORT WORTH
Georeference: A1624-16D02
Subdivision: WOOD, FRANKLIN SURVEY
Neighborhood Code: 3H050I

Latitude: 32.7806175876
Longitude: -97.2944029171
TAD Map: 2060-404
MAPSCO: TAR-064J



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

PROPERTY DATA

Legal Description: WOOD, FRANKLIN SURVEY
Abstract 1624 Tract 16D02

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: 1930

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 04879015

Site Name: WOOD, FRANKLIN SURVEY-16D02

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 790

Percent Complete: 100%

Land Sqft^{*}: 8,115

Land Acres^{*}: 0.1863

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:
IBARRA MIGUEL A
Primary Owner Address:
3712 YUCCA AVE
FORT WORTH, TX 76111

Deed Date: 3/18/2015
Deed Volume:
Deed Page:
Instrument: [D215055864](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RAINWATER ENTERPRISES INC	10/8/2014	D214224014		
CATE MELINDA J	11/1/1989	00097500002374	0009750	0002374
SMITH CHARLES H	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	\$0	\$0	\$0	\$0
2024	\$134,388	\$40,576	\$174,964	\$108,273
2023	\$120,312	\$40,576	\$160,888	\$98,430
2022	\$107,710	\$28,403	\$136,113	\$89,482
2021	\$113,348	\$10,000	\$123,348	\$81,347
2020	\$100,151	\$10,000	\$110,151	\$73,952

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.