

## LOCATION

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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



Google Map or type unknown

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

## PROPERTY DATA

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**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

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

**Site Number:** 05650046

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

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,798

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 4,467

**Land Acres<sup>\*</sup>:** 0.1025

**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

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**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	<a href="#">D209295278</a>	0000000	0000000
HOPKINS JOHN	8/30/2005	<a href="#">D205260295</a>	0000000	0000000
MISCZAK MATTHEW	12/23/2004	<a href="#">D205005190</a>	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
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)



- 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.