



Address: [1617 SUNCREST DR](#)
City: KELLER
Georeference: 18038-K-23
Subdivision: HIGHLAND CREEK ESTATES ADDN
Neighborhood Code: 3K340D

Latitude: 32.8982490389
Longitude: -97.2280804497
TAD Map: 2078-448
MAPSCO: TAR-037D



Google Map or type unknown

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

PROPERTY DATA

Legal Description: HIGHLAND CREEK ESTATES
ADDN Block K Lot 23

Jurisdictions:

CITY OF KELLER (013)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
KELLER ISD (907)

State Code: A

Year Built: 1999

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$446,193

Protest Deadline Date: 5/24/2024

Site Number: 07165722

Site Name: HIGHLAND CREEK ESTATES ADDN-K-23

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,163

Percent Complete: 100%

Land Sqft^{*}: 8,400

Land Acres^{*}: 0.1928

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:

AVIRETT JAMES BYRON
AVIRETT VERONICA S

Primary Owner Address:

1617 SUNCREST DR
KELLER, TX 76248

Deed Date: 12/12/2016

Deed Volume:

Deed Page:

Instrument: [D216291163](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
M J & B J KOCHA REV TRUST	10/8/2011	000000000000000	0000000	0000000
KOCHA MICHAEL ESTATE	3/9/2006	D206072395	0000000	0000000
MENDIS ROSHAN	1/24/2000	001420200000055	0014202	0000055
PERRY HOMES	1/1/1998	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	\$364,253	\$81,940	\$446,193	\$446,193
2024	\$364,253	\$81,940	\$446,193	\$431,155
2023	\$348,488	\$81,940	\$430,428	\$391,959
2022	\$297,207	\$81,940	\$379,147	\$356,326
2021	\$243,933	\$80,000	\$323,933	\$323,933
2020	\$245,150	\$80,000	\$325,150	\$325,150

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.