



Address: [7009 AVERY LN](#)
City: COLLEYVILLE
Georeference: 39285-B-17
Subdivision: SOMERSET MANOR
Neighborhood Code: 3C500L

Latitude: 32.9099254485
Longitude: -97.1856150325
TAD Map: 2096-452
MAPSCO: TAR-025W



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SOMERSET MANOR Block B Lot 17

Jurisdictions:

CITY OF COLLEYVILLE (005)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
KELLER ISD (907)

State Code: A

Year Built: 2016

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Notice Sent Date: 4/15/2025

Notice Value: \$614,000

Protest Deadline Date: 5/24/2024

Site Number: 41674820

Site Name: SOMERSET MANOR-B-17

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,347

Percent Complete: 100%

Land Sqft^{*}: 6,900

Land Acres^{*}: 0.1584

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:

BART MICHAEL R
BART RACHELLE FINCH

Primary Owner Address:

7009 AVERY LN
COLLEYVILLE, TX 76034

Deed Date: 3/20/2025

Deed Volume:

Deed Page:

Instrument: [D225047652](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MAUREEN E BOONE TRUST	9/18/2024	D224192200		
ESPINOZA DAMARIS;HERNANDEZ MARVIN OTONIEL	3/20/2024	D225047712		
BOONE MAUREEN E	6/2/2023	D223097370		
BOONE MAUREEN E	6/5/2018	D218121174		
ZEITSIFF ADAM	3/24/2017	D217065527		
LENNAR HOMES OF TEXAS SALES AND MARKETING LTD	3/23/2017	D217065526		
LENNAR HOMES TEXAS LAND & CONS	1/1/2013	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	\$534,800	\$79,200	\$614,000	\$614,000
2024	\$534,800	\$79,200	\$614,000	\$571,242
2023	\$520,800	\$79,200	\$600,000	\$519,311
2022	\$406,187	\$79,200	\$485,387	\$472,101
2021	\$334,183	\$95,000	\$429,183	\$429,183
2020	\$299,045	\$95,000	\$394,045	\$394,045

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

There are no exemptions for this property

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.