



Address: [1009 AVERY CT](#)
City: MANSFIELD
Georeference: 40861-1-16R
Subdivision: SUNSET CROSSING
Neighborhood Code: 1M090K

Latitude: 32.5792579885
Longitude: -97.0605355286
TAD Map: 2132-336
MAPSCO: TAR-126K



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SUNSET CROSSING Block 1 Lot 16R

Jurisdictions:
CITY OF MANSFIELD (017)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
MANSFIELD ISD (908)

State Code: A
Year Built: 2022
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 800063591
Site Name: SUNSET CROSSING Block 1 Lot 16
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,373
Percent Complete: 100%
Land Sqft^{*}: 7,549
Land Acres^{*}: 0.1733
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:
GUTURU SATYA NARESH
Primary Owner Address:
1009 AVERY CT
MANSFIELD, TX 76063

Deed Date: 12/21/2022
Deed Volume:
Deed Page:
Instrument: [D222292589](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GEHAN HOMES LTD	10/26/2021	D221315558		

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	\$340,000	\$100,000	\$440,000	\$440,000
2024	\$353,000	\$100,000	\$453,000	\$453,000
2023	\$388,120	\$100,000	\$488,120	\$488,120
2022	\$0	\$70,000	\$70,000	\$70,000
0	\$0	\$0	\$0	\$0

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.