

## LOCATION

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**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

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**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

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

**Site Number:** 07165722

**Site Name:** HIGHLAND CREEK ESTATES ADDN-K-23

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,163

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,400

**Land Acres<sup>\*</sup>:** 0.1928

**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:**

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	<a href="#">D206072395</a>	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
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.