



**Address:** [1771 WATER BIRCH RD](#)  
**City:** HASLET  
**Georeference:** 41075-J-4  
**Subdivision:** SWEETGRASS  
**Neighborhood Code:** 2Z201E

**Latitude:** 32.9494431065  
**Longitude:** -97.3256403262  
**TAD Map:** 2048-464  
**MAPSCO:** TAR-021A



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

## PROPERTY DATA

**Legal Description:** SWEETGRASS Block J Lot 4

**Jurisdictions:**

- CITY OF HASLET (034)
- TARRANT COUNTY (220)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- HASLET PID 8 - SWEETGRASS (645)
- NORTHWEST ISD (911)

**State Code:** 0

**Year Built:** 0

**Personal Property Account:** N/A

**Agent:** RYAN LLC (00320)

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

**Site Number:** 800076616

**Site Name:** SWEETGRASS PHASE 1C Block J Lot 4

**Site Class:** O1 - Residential - Vacant Inventory

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 0

**Percent Complete:** 0%

**Land Sqft<sup>\*</sup>:** 11,472

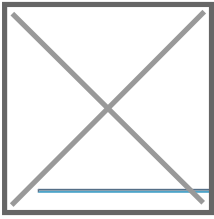
**Land Acres<sup>\*</sup>:** 0.2634

**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



**Current Owner:**

TM SWEETGRASS 1C LLC

**Primary Owner Address:**

4416 W LOVERS LN STE 200  
DALLAS, TX 75209

**Deed Date:** 5/13/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223105806](#)

**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	\$0	\$77,000	\$77,000	\$77,000
2023	\$0	\$77,000	\$77,000	\$77,000
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**

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.