

Property Information | PDF

LOCATION

Account Number: 42958651

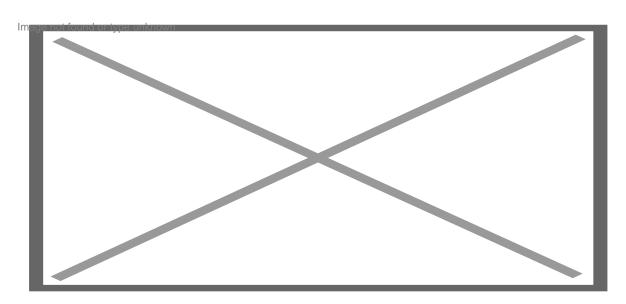
Address: 1276 VALERIAN AVE

City: HASLET

Georeference: 41075-N-9 Subdivision: SWEETGRASS Neighborhood Code: 2Z201F Latitude: 32.9576614809 Longitude: -97.3283093219

TAD Map: 2048-468 **MAPSCO:** TAR-007W





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

PROPERTY DATA

Legal Description: SWEETGRASS Block N Lot 9

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: A Year Built: 2024

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 800083211

Site Name: SWEETGRASS PHASE 1C Block N Lot 9

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 3,713
Percent Complete: 100%

Land Sqft*: 7,957 Land Acres*: 0.1827

Pool: N

+++ Rounded.

OWNER INFORMATION

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^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



Current Owner:

PATEL NISHIT

PATEL JINAL NISHIT

Primary Owner Address:

1276 VALERIAN AVE HASLET, TX 76052 **Deed Date: 8/8/2024**

Deed Volume:

Deed Page:

Instrument: D224141424

Previous Owners	Date	Instrument	Deed Volume	Deed Page
AMERICAN LEGEND HOMES LLC	5/23/2023	D223091875		

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	\$0	\$0	\$0	\$0
2024	\$0	\$84,000	\$84,000	\$84,000
2023	\$0	\$84,000	\$84,000	\$84,000
0	\$0	\$0	\$0	\$0

Pending indicates that the property record has not yet been completed for the indicated tax year.

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.

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⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.