



**Address:** [1296 VALERIAN AVE](#)  
**City:** HASLET  
**Georeference:** 41075-N-14  
**Subdivision:** SWEETGRASS  
**Neighborhood Code:** 2Z201F

**Latitude:** 32.9570147337  
**Longitude:** -97.3279520171  
**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 14

**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:** 2023

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 800083218

**Site Name:** SWEETGRASS PHASE 1C Block N Lot 14

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,571

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,500

**Land Acres<sup>\*</sup>:** 0.1492

**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:**

JOBLIN NANCY J

**Primary Owner Address:**

1296 VALERIAN AVE  
HASLET, TX 76052

**Deed Date:** 5/29/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224098222](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PERRY HOMES LLC	5/30/2023	<a href="#">D223095098</a>		

**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	\$12,950	\$120,000	\$132,950	\$132,950
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.

+ 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.