



Address: [1280 VALERIAN AVE](#)
City: HASLET
Georeference: 41075-N-10
Subdivision: SWEETGRASS
Neighborhood Code: 2Z201F

Latitude: 32.9575176327
Longitude: -97.3282332017
TAD Map: 2048-468
MAPSCO: TAR-007W



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SWEETGRASS Block N Lot 10

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
Notice Sent Date: 4/15/2025
Notice Value: \$693,929
Protest Deadline Date: 5/24/2024

Site Number: 800083221
Site Name: SWEETGRASS PHASE 1C Block N Lot 10
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,603
Percent Complete: 100%
Land Sqft^{*}: 7,119
Land Acres^{*}: 0.1634
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:
KC YAASHISH
Primary Owner Address:
1280 VALERIAN AVE
HASLET, TX 76052

Deed Date: 9/16/2024
Deed Volume:
Deed Page:
Instrument: [D224167601](#)

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	\$435,000	\$120,000	\$555,000	\$555,000
2024	\$460,293	\$120,000	\$580,293	\$580,293
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.