



**Address:** [1273 VALERIAN AVE](#)  
**City:** HASLET  
**Georeference:** 41075-P-24  
**Subdivision:** SWEETGRASS  
**Neighborhood Code:** 2Z201F

**Latitude:** 32.9578812503  
**Longitude:** -97.3277468352  
**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 P Lot 24

**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  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$530,110  
**Protest Deadline Date:** 5/15/2025

**Site Number:** 800083270  
**Site Name:** SWEETGRASS PHASE 1C Block P Lot 24  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,429  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,722  
**Land Acres<sup>\*</sup>:** 0.1773  
**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:**

HUNTER RICHARD  
MCCQUADE JOCELYN

**Primary Owner Address:**  
1273 VALERIAN AVE  
HASLET, TX 76052

**Deed Date:** 12/20/2024  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D224230105](#)

| Previous Owners           | Date      | Instrument                 | Deed Volume | Deed Page |
|---------------------------|-----------|----------------------------|-------------|-----------|
| AMERICAN LEGEND HOMES LLC | 5/23/2023 | <a href="#">D223091875</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 | \$410,110          | \$120,000   | \$530,110    | \$530,110                    |
| 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.

+ 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.