



**Address:** [1289 VALERIAN AVE](#)  
**City:** HASLET  
**Georeference:** 41075-P-28  
**Subdivision:** SWEETGRASS  
**Neighborhood Code:** 2Z201F

**Latitude:** 32.9573428143  
**Longitude:** -97.3274333551  
**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 28

**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:** \$550,570

**Protest Deadline Date:** 5/24/2024

**Site Number:** 800083184  
**Site Name:** SWEETGRASS PHASE 1C Block P Lot 28  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,577  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,947  
**Land Acres<sup>\*</sup>:** 0.1824  
**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:**

SAMPSEL TYLER  
CARMONA ARIANNA

**Primary Owner Address:**  
1289 VALERIAN AVE  
HASLET, TX 76052

**Deed Date:** 12/2/2024  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D224227435](#)

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	\$430,570	\$120,000	\$550,570	\$550,570
2024	\$0	\$77,000	\$77,000	\$77,000
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

- 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.