



LOCATION

Address: [1302 PEGASUS DR](#)
City: ARLINGTON
Georeference: 38115-3-28
Subdivision: SHADY VALLEY WEST ADDITION
Neighborhood Code: 1C250C

Latitude: 32.72502311
Longitude: -97.1788037774
TAD Map: 2096-384
MAPSCO: TAR-081N



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SHADY VALLEY WEST
ADDITION Block 3 Lot 28

Jurisdictions:

CITY OF ARLINGTON (024)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
ARLINGTON ISD (901)

State Code: A

Year Built: 1999

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 07078269

Site Name: SHADY VALLEY WEST ADDITION-3-28

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,225

Percent Complete: 100%

Land Sqft^{*}: 8,036

Land Acres^{*}: 0.1845

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:

CHRISCO EDWARD D

Primary Owner Address:

1302 PEGASUS DR
ARLINGTON, TX 76013

Deed Date: 3/24/2020

Deed Volume:

Deed Page:

Instrument: [D220070510](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
AMERICAN HOMES 4 RENT PROPERTIES EIGHT LLC	5/13/2014	D214111527	0000000	0000000
KIM YOUNG HO	11/15/2005	D205348257	0000000	0000000
NORWOOD LEISHA;NORWOOD THOMAS L	5/5/2000	00143350000591	0014335	0000591
D R HORTON TEXAS LTD	1/1/1997	000000000000000	0000000	0000000

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	\$421,881	\$70,000	\$491,881	\$426,205
2023	\$401,528	\$70,000	\$471,528	\$387,459
2022	\$382,588	\$60,000	\$442,588	\$352,235
2021	\$260,214	\$60,000	\$320,214	\$320,214
2020	\$260,214	\$60,000	\$320,214	\$320,214

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.