

## LOCATION

**Address:** [1306 PEGASUS DR](#)  
**City:** ARLINGTON  
**Georeference:** 38115-3-30  
**Subdivision:** SHADY VALLEY WEST ADDITION  
**Neighborhood Code:** 1C250C

**Latitude:** 32.7246754703  
**Longitude:** -97.1786583771  
**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 30

**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:** 07078285

**Site Name:** SHADY VALLEY WEST ADDITION-3-30

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,780

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,036

**Land Acres<sup>\*</sup>:** 0.1845

**Pool:** Y

<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:**

DIXON CRAIG W  
DIXON KIMBERLY

**Primary Owner Address:**

1306 PEGASUS DR  
ARLINGTON, TX 76013-8304

**Deed Date:** 12/13/1999

**Deed Volume:** 0014149

**Deed Page:** 0000387

**Instrument:** 00141490000387

Previous Owners	Date	Instrument	Deed Volume	Deed Page
D R HORTON TEXAS LTD	1/1/1997	0000000000000000	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$402,398	\$70,000	\$472,398	\$472,398
2023	\$424,948	\$70,000	\$494,948	\$440,039
2022	\$357,850	\$60,000	\$417,850	\$400,035
2021	\$303,668	\$60,000	\$363,668	\$363,668
2020	\$275,240	\$60,000	\$335,240	\$335,240

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

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- 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.