

## LOCATION

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**Address:** [1316 PEGASUS DR](#)  
**City:** ARLINGTON  
**Georeference:** 38115-3-34  
**Subdivision:** SHADY VALLEY WEST ADDITION  
**Neighborhood Code:** 1C250C

**Latitude:** 32.7242074477  
**Longitude:** -97.1780230487  
**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

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**Legal Description:** SHADY VALLEY WEST  
ADDITION Block 3 Lot 34

**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:** 07078323

**Site Name:** SHADY VALLEY WEST ADDITION-3-34

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,872

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,200

**Land Acres<sup>\*</sup>:** 0.1653

**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

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**Current Owner:**

LABRADOR JULIO CESAR

LABRADOR ALBA T

**Primary Owner Address:**

1316 PEGASUS DR  
ARLINGTON, TX 76013

**Deed Date:** 10/29/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221318806](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CARTUS FINANCIAL CORPORATION	10/5/2021	<a href="#">D221318805</a>		
AMOZOU SILETE ALAIN	8/23/2018	<a href="#">D218188900</a>		
BURNETT SUE	6/30/2016	<a href="#">D216145925</a>		
PARAGON RELOCATION RESOURCES INC	6/30/2016	<a href="#">D216145924</a>		
BANCROFT ANDRE;BANCROFT STEPHEN D	3/23/2000	00142750000095	0014275	0000095
D R HORTON TEXAS LTD	1/1/1997	00000000000000	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	\$298,699	\$70,000	\$368,699	\$368,699
2023	\$316,628	\$70,000	\$386,628	\$364,407
2022	\$271,279	\$60,000	\$331,279	\$331,279
2021	\$204,500	\$60,000	\$264,500	\$264,500
2020	\$190,000	\$60,000	\$250,000	\$250,000

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.