



**Address:** [2941 PEGASUS CT](#)  
**City:** GRAND PRAIRIE  
**Georeference:** 14498-9-18  
**Subdivision:** FORUM PLACE  
**Neighborhood Code:** 1S030A

**Latitude:** 32.6830907302  
**Longitude:** -97.0550595541  
**TAD Map:** 2132-368  
**MAPSCO:** TAR-098L



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** FORUM PLACE Block 9 Lot 18

**Jurisdictions:**

CITY OF GRAND PRAIRIE (038)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
ARLINGTON ISD (901)

**State Code:** A

**Year Built:** 1993

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$414,891

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

**Site Number:** 06568122

**Site Name:** FORUM PLACE-9-18

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,838

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 13,207

**Land Acres<sup>\*</sup>:** 0.3031

**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:**

NELSON JENNIFER

**Primary Owner Address:**

2941 PEGASUS CT  
GRAND PRAIRIE, TX 75052-8060

**Deed Date:** 1/23/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224075967](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NELSON ERIC C;NELSON JENNIFER	11/4/2010	<a href="#">D210278194</a>	0000000	0000000
WELLS FARGO BANK NA	4/9/2010	<a href="#">D210086394</a>	0000000	0000000
NIX JEANNIE	6/28/2006	<a href="#">D206205975</a>	0000000	0000000
CENDANT MOBILITY FIN CORP	3/13/2006	<a href="#">D206205974</a>	0000000	0000000
GRAHAM MICHAEL;GRAHAM SUSAN A	5/28/1999	00139640000213	0013964	0000213
MCAFEE CECILIA;MCAFEE FELTON D	11/4/1993	00115130000692	0011513	0000692
CENTEX REAL ESTATE CORP	1/1/1992	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 <sup>+</sup>
2025	\$321,684	\$93,207	\$414,891	\$414,891
2024	\$321,684	\$93,207	\$414,891	\$386,934
2023	\$361,460	\$55,000	\$416,460	\$351,758
2022	\$303,634	\$55,000	\$358,634	\$319,780
2021	\$235,709	\$55,000	\$290,709	\$290,709
2020	\$225,395	\$55,000	\$280,395	\$280,395

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.