



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

Notice Sent Date: 4/15/2025

Notice Value: \$491,881

Protest Deadline Date: 5/24/2024

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 | \$421,881 | \$70,000 | \$491,881 | \$468,826 |
| 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.