



Address: [1201 PEGASUS DR](#)
City: ARLINGTON
Georeference: 38115-4-15
Subdivision: SHADY VALLEY WEST ADDITION
Neighborhood Code: 1C250C

Latitude: 32.7257698578
Longitude: -97.1782581193
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 4 Lot 15

Jurisdictions:

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

State Code: A

Year Built: 2002

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$373,111

Protest Deadline Date: 7/12/2024

Site Number: 07078587

Site Name: SHADY VALLEY WEST ADDITION-4-15

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,404

Percent Complete: 100%

Land Sqft^{*}: 7,274

Land Acres^{*}: 0.1670

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:

TRAN KHOI
NGUYEN MAI

Primary Owner Address:

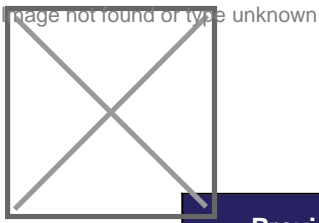
1201 PEGASUS DR
ARLINGTON, TX 76013

Deed Date: 2/3/2025

Deed Volume:

Deed Page:

Instrument: [D225017875](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
TALLY JIM;TALLY LISA	8/9/2011	D211202203	0000000	0000000
TALLY JIM	4/12/2002	00156110000151	0015611	0000151
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	\$285,000	\$70,000	\$355,000	\$355,000
2024	\$303,111	\$70,000	\$373,111	\$373,111
2023	\$341,000	\$70,000	\$411,000	\$411,000
2022	\$300,000	\$60,000	\$360,000	\$360,000
2021	\$204,937	\$60,000	\$264,937	\$264,937
2020	\$192,000	\$60,000	\$252,000	\$252,000

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.