



Address: [1103 PEGASUS DR](#)
City: ARLINGTON
Georeference: 38115-4-18
Subdivision: SHADY VALLEY WEST ADDITION
Neighborhood Code: 1C250C

Latitude: 32.7263278394
Longitude: -97.1781635532
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 18

Jurisdictions:

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

State Code: A

Year Built: 2001

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 07580932

Site Name: SHADY VALLEY WEST ADDITION-4-18

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,552

Percent Complete: 100%

Land Sqft^{*}: 9,278

Land Acres^{*}: 0.2129

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:

PEREIRA IVAN

PEREIRA VIJAYALAXMI

Primary Owner Address:

1103 PEGASUS DR
ARLINGTON, TX 76013

Deed Date: 6/24/2015

Deed Volume:

Deed Page:

Instrument: [D215140183](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PEREZ CALVIN;PEREZ COURTNEY	3/6/2009	D209063709	0000000	0000000
FANNIE MAE	6/3/2008	D208222516	0000000	0000000
PORTILLO JOHN	10/11/2001	00152000000473	0015200	0000473
D R HORTON TEXAS LTD	1/1/2000	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	\$351,023	\$70,000	\$421,023	\$421,023
2024	\$351,023	\$70,000	\$421,023	\$421,023
2023	\$372,139	\$70,000	\$442,139	\$396,767
2022	\$318,653	\$60,000	\$378,653	\$360,697
2021	\$267,906	\$60,000	\$327,906	\$327,906
2020	\$241,279	\$60,000	\$301,279	\$301,279

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.