



Address: [1003 PEGASUS DR](#)
City: ARLINGTON
Georeference: 38115-5-13
Subdivision: SHADY VALLEY WEST ADDITION
Neighborhood Code: 1C250C

Latitude: 32.7267494404
Longitude: -97.1771128019
TAD Map: 2096-384
MAPSCO: TAR-081P



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 5 Lot 13

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

Protest Deadline Date: 5/24/2024

Site Number: 07582129

Site Name: SHADY VALLEY WEST ADDITION-5-13

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,882

Percent Complete: 100%

Land Sqft^{*}: 10,193

Land Acres^{*}: 0.2339

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:

CARLSON CHRISTOPHER L

CARLSON MELINDA L

Primary Owner Address:

1003 PEGASUS DR
ARLINGTON, TX 76013

Deed Date: 12/17/2014

Deed Volume:

Deed Page:

Instrument: [D214274880](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SARA N LEE REVOCABLE TRUST	8/7/2013	D213220571	0000000	0000000
LEE SARA N	5/17/2013	D213125975	0000000	0000000
LAPORT MARY M	3/28/2002	00155870000051	0015587	0000051
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	\$303,895	\$70,000	\$373,895	\$373,895
2024	\$303,895	\$70,000	\$373,895	\$373,895
2023	\$322,118	\$70,000	\$392,118	\$353,514
2022	\$275,956	\$60,000	\$335,956	\$321,376
2021	\$232,160	\$60,000	\$292,160	\$292,160
2020	\$209,181	\$60,000	\$269,181	\$269,181

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.