



**Address:** [1000 PEGASUS DR](#)  
**City:** ARLINGTON  
**Georeference:** 38115-5-15  
**Subdivision:** SHADY VALLEY WEST ADDITION  
**Neighborhood Code:** 1C250C

**Latitude:** 32.7271883689  
**Longitude:** -97.1769420198  
**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 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:** 2001  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 07582250  
**Site Name:** SHADY VALLEY WEST ADDITION-5-15  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,785  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 9,932  
**Land Acres<sup>\*</sup>:** 0.2280  
**Pool:** N

<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:**  
MAMACHAN MATHAI  
MAMACHAN GRACY  
**Primary Owner Address:**  
1000 PEGASUS DR  
ARLINGTON, TX 76013

**Deed Date:** 10/5/2017  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D217243160](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JONES SAMUEL B;JONES SONYA D	3/15/2002	00155490000291	0015549	0000291
D R HORTON TEXAS LTD	1/1/2000	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 <sup>+</sup>
2025	\$376,623	\$70,000	\$446,623	\$446,623
2024	\$376,623	\$70,000	\$446,623	\$446,623
2023	\$399,412	\$70,000	\$469,412	\$419,676
2022	\$341,648	\$60,000	\$401,648	\$381,524
2021	\$286,840	\$60,000	\$346,840	\$346,840
2020	\$258,079	\$60,000	\$318,079	\$318,079

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.