



**Address:** [1006 PEGASUS DR](#)  
**City:** ARLINGTON  
**Georeference:** 38115-5-18  
**Subdivision:** SHADY VALLEY WEST ADDITION  
**Neighborhood Code:** 1C250C

**Latitude:** 32.7272517446  
**Longitude:** -97.17764852  
**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 5 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:** 2000

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/24/2024

**Site Number:** 07582404

**Site Name:** SHADY VALLEY WEST ADDITION-5-18

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,351

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,322

**Land Acres<sup>\*</sup>:** 0.2140

**Pool:** Y

<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:**

BINDER JENNIFER

BINDER BRIAN

**Primary Owner Address:**

1006 PEGASUS DR  
ARLINGTON, TX 76013

**Deed Date:** 8/18/2014

**Deed Volume:**

**Deed Page:**

**Instrument:** [D214180232](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SPIVA LISA M;SPIVA RICHARD L	3/26/2001	00147970000441	0014797	0000441
D R HORTON TEXAS LTD	1/1/2000	00000000000000	0000000	0000000



## VALUES

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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	\$358,882	\$70,000	\$428,882	\$428,882
2024	\$358,882	\$70,000	\$428,882	\$428,882
2023	\$378,670	\$70,000	\$448,670	\$400,554
2022	\$318,573	\$60,000	\$378,573	\$364,140
2021	\$271,036	\$60,000	\$331,036	\$331,036
2020	\$246,097	\$60,000	\$306,097	\$306,097

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

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- 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.