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Address: [1012 PEGASUS DR](#)
City: ARLINGTON
Georeference: 38115-5-21
Subdivision: SHADY VALLEY WEST ADDITION
Neighborhood Code: 1C250C

Latitude: 32.726994879
Longitude: -97.1782265949
TAD Map: 2096-384
MAPSCO: TAR-081N



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This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: SHADY VALLEY WEST
ADDITION Block 5 Lot 21

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: OWNWELL INC (12140)

Protest Deadline Date: 5/24/2024

Site Number: 07582498

Site Name: SHADY VALLEY WEST ADDITION-5-21

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,110

Percent Complete: 100%

Land Sqft^{*}: 8,712

Land Acres^{*}: 0.2000

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

PHILLIPS BENSON III

PHILLIPS ANNA

Primary Owner Address:

1012 PEGASUS DR
ARLINGTON, TX 76013-8328

Deed Date: 6/18/2008

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D208258743](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|----------------------------------|------------|----------------|-------------|-----------|
| JOHNSON CLARENCE;JOHNSON SHERRIE | 10/23/2001 | 00152700000329 | 0015270 | 0000329 |
| 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 | \$316,565 | \$70,000 | \$386,565 | \$386,565 |
| 2024 | \$409,614 | \$70,000 | \$479,614 | \$479,614 |
| 2023 | \$435,533 | \$70,000 | \$505,533 | \$476,457 |
| 2022 | \$394,050 | \$60,000 | \$454,050 | \$433,143 |
| 2021 | \$333,766 | \$60,000 | \$393,766 | \$393,766 |
| 2020 | \$302,127 | \$60,000 | \$362,127 | \$362,127 |

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.