



LOCATION

Address: [1202 PEGASUS DR](#)
City: ARLINGTON
Georeference: 38115-3-25
Subdivision: SHADY VALLEY WEST ADDITION
Neighborhood Code: 1C250C

Latitude: 32.7255369578
Longitude: -97.1788111558
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 3 Lot 25

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

Notice Sent Date: 4/15/2025

Notice Value: \$433,000

Protest Deadline Date: 5/15/2025

Site Number: 07078234

Site Name: SHADY VALLEY WEST ADDITION-3-25

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,886

Percent Complete: 100%

Land Sqft^{*}: 7,200

Land Acres^{*}: 0.1653

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:

ABBAS SYED AZIZ
ABBAS TEHSEEN

Primary Owner Address:

1202 PEGASUS DR
ARLINGTON, TX 76013-8303

Deed Date: 11/3/2005

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D205329308](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BERGMANN B;BERGMANN T STEPHEN JR	9/19/2000	00145330000068	0014533	0000068
D R HORTON TEXAS LTD	1/1/1997	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	\$363,000	\$70,000	\$433,000	\$430,445
2024	\$363,000	\$70,000	\$433,000	\$391,314
2023	\$385,000	\$70,000	\$455,000	\$355,740
2022	\$334,699	\$60,000	\$394,699	\$323,400
2021	\$233,999	\$60,001	\$294,000	\$294,000
2020	\$233,999	\$60,001	\$294,000	\$294,000

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.