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Commercial Account #0000467143000000

Location Owner Legal Desc Value Improvements Land Exemptions Estimated Taxes Building Footprint History

Location (Current 2010)

Address: 1404 PRATT ST
Market Area: 2DSM06
Mapsc0: 54-Q (DALLAS)

Legal Desc (Current 2010)

- 1: WYNNEWOOD 8
 - 2: BLK 5973 TR 1 ACS 18.452
 - 3:
 - 4: VOL93237/5104 DD120393 CO-DALLAS
 - 5: 5973 000 00100 2005973 000
- Deed Transfer Date:** 12/30/1993

DCAD Property Map

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Owner (Current 2010)

WCH LIMITED PARTNERSHIP
 % PARKS AT WYNNEWOOD APTS
 1400 S ZANG BLVD OFC
 DALLAS, TEXAS 752241551

Multi-Owner (Current 2010)

Not Applicable (N/A)

Value

2009 Certified Values	
Improvement:	\$1,122,940
Land:	+ \$1,607,540
Market Value:	= \$2,730,480
Tax Agent: POER MARVIN F & CO (DA)	
Revaluation Year:	2009
Previous Revaluation Year:	2008

Improvements (Current 2010)

#	Desc: APARTMENT (BRICK EXTERIOR)	Total Area: 209,040 sqft	Year Built: 1949
1	Construction Construction: D-WOOD FRAME Foundation (Area): PIERS (104,520 sqft) Net Lease Area : 209,676 sqft # Stories: 2 # Units: 202 Basement (Area): UNASSIGNED Heat: CENTRAL HEAT A/C: CENTRAL A/C	Depreciation Physical: 80% Functional: + 0% External: + 0% Total: = 80% Quality: AVERAGE Condition: AVERAGE	Appraisal Method INCOME

Land (Certified 2009)

#	State Code	Zoning	Frontage (ft)	Depth (ft)	Area	Pricing Method	Unit Price	Market Adjustment	Adjusted Price	Ag Land
1	MFR - APARTMENTS	MULTIFAMILY DISTRICT 1	0	0	803,768.0000 SQUARE FEET	STANDARD	\$2.00	0%	\$1,607,536	N

* All Exemption information reflect Certified 2009. *

Exemptions (Certified 2009)

No Exemptions

Estimated Taxes (Certified 2009)

	City	School	County	College	Hospital	Special District
Taxing Jurisdiction	DALLAS	DALLAS ISD	DALLAS COUNTY	DALLAS CO COMMUNITY COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
Tax Rate per \$100	\$0.7479	\$1.271343	\$0.233312	\$0.0949	\$0.274	N/A
Taxable Value	\$2,730,480	\$2,730,480	\$2,730,480	\$2,730,480	\$2,730,480	\$0
Estimated Taxes	\$20,421.26	\$34,713.77	\$6,370.54	\$2,591.23	\$7,481.52	N/A
Tax Ceiling					N/A	N/A
Total Estimated Taxes:						\$71,578.30

DO NOT PAY TAXES BASED ON THESE ESTIMATED TAXES. You will receive an **official tax bill** from the appropriate agency when they are prepared. Taxes are collected by the agency sending you the **official** tax bill. To see a listing of agencies that collect taxes for your property. [Click Here](#)

The estimated taxes are provided as a courtesy and should not be relied upon in making financial or other decisions. The Dallas Central Appraisal District (DCAD) does not control the tax rate nor the amount of the taxes, as that is the responsibility of each Taxing Jurisdiction. Questions about your taxes should be directed to the appropriate taxing jurisdiction. We cannot assist you in these matters. These tax estimates are calculated by using the most current certified taxable value multiplied by the most current tax rate. **It does not take into account other special or unique tax scenarios.** If you wish to calculate taxes yourself, you may use the TaxEstimator to assist you.

Building Footprint (Current 2010)

