	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	2	2	N/A	N/A	N/A
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
	969	70,585	1966	CONDO	

OWNER INFORMATION			
Owner Name	Samukla Frank	Tax Billing Zip	75243
Tax Billing Address	10112 Laingtree Dr	Tax Billing Zip+4	2610
Tax Billing City & State	Dallas, TX	Owner Occupied	No

LOCATION INFORMATION			
Location City	Dallas	Carrier Route	C045
School District	Dallas ISD	Zoning	Z239
School District Code	Ds	Within 250 Feet of Multiple Flood Zone	No
Census Tract	5.03		

TAX INFORMATION			
Tax ID	00-00015-727-056-0000	Lot	10
Parcel ID	00000157270560000	Block	1504
% Improved	27%		
Legal Description	NONESUCH PLACE CONDOMINIUM MS BLDG D UNIT 121 & 2.3892889 % CE BLK 1504 LTS 10 - 17		

ASSESSMENT & TAX			
Assessment Year	2024	2023	2022
Assessed Value - Total	\$209,310	\$201,550	\$201,550
Assessed Value - Land	\$151,830	\$101,220	\$101,220
Assessed Value - Improved	\$57,480	\$100,330	\$100,330
YOY Assessed Change (\$)	\$7,760	\$0	
YOY Assessed Change (%)	3.85%	0%	
Market Value - Total	\$209,310	\$201,550	\$201,550
Market Value - Land	\$151,830	\$101,220	\$101,220
Market Value - Improved	\$57,480	\$100,330	\$100,330
Tax Year	Total Tax	Change (\$)	Change (%)
2022	\$5,040		
2023	\$4,625	-\$414	-8.22%
2024	\$4,678	\$53	1.15%
Jurisdiction	Tax Amount	Tax Type	Tax Rate
Dallas County	\$451.06	Actual	.2155
Dallas (City)	\$1,475.01	Actual	.7047
Dallas ISD	\$2,087.31	Actual	.99724
Parkland Hospital	\$443.74	Actual	.212
Dallas Cnty Community College	\$221.02	Actual	.1056
Total Estimated Tax Rate			2.235

CHARACTERISTICS			
Land Use - Corelogic	Condominium	Total Baths	2
Land Use - County	SFR - Condominiums	Full Baths	2
Building Type	Condo Apartment	Cooling Type	Central
Estimated Lot Acres	1.6204	Heat Type	Central
Estimated Lot Sq Ft	70,585	Roof Type	Flat
Lot Frontage	408	Roof Material	Tar & Gravel
Building Sq Ft	969	Roof Shape	Flat
Total Building Sq Ft	969	Foundation	Slab
Stories	2	Exterior	Brick Veneer
# of Buildings	1	Year Built	1966
Other Rooms	Kitchen	Effective Year Built	1966

Bedrooms	2	Condition	Good
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SELL SCORE			
Rating	High	Value As Of	2025-05-04 04:44:39
Sell Score	799		

ESTIMATED VALUE			
RealAVM™	\$222,300	Confidence Score	84
RealAVM™ Range	\$202,700 - \$241,800	Forecast Standard Deviation	9
Value As Of	04/21/2025		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal. This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

RENTAL TRENDS			
Estimated Value	2043	Cap Rate	5.7%
Estimated Value High	2352	Forecast Standard Deviation (FSD)	0.15
Estimated Value Low	1734		

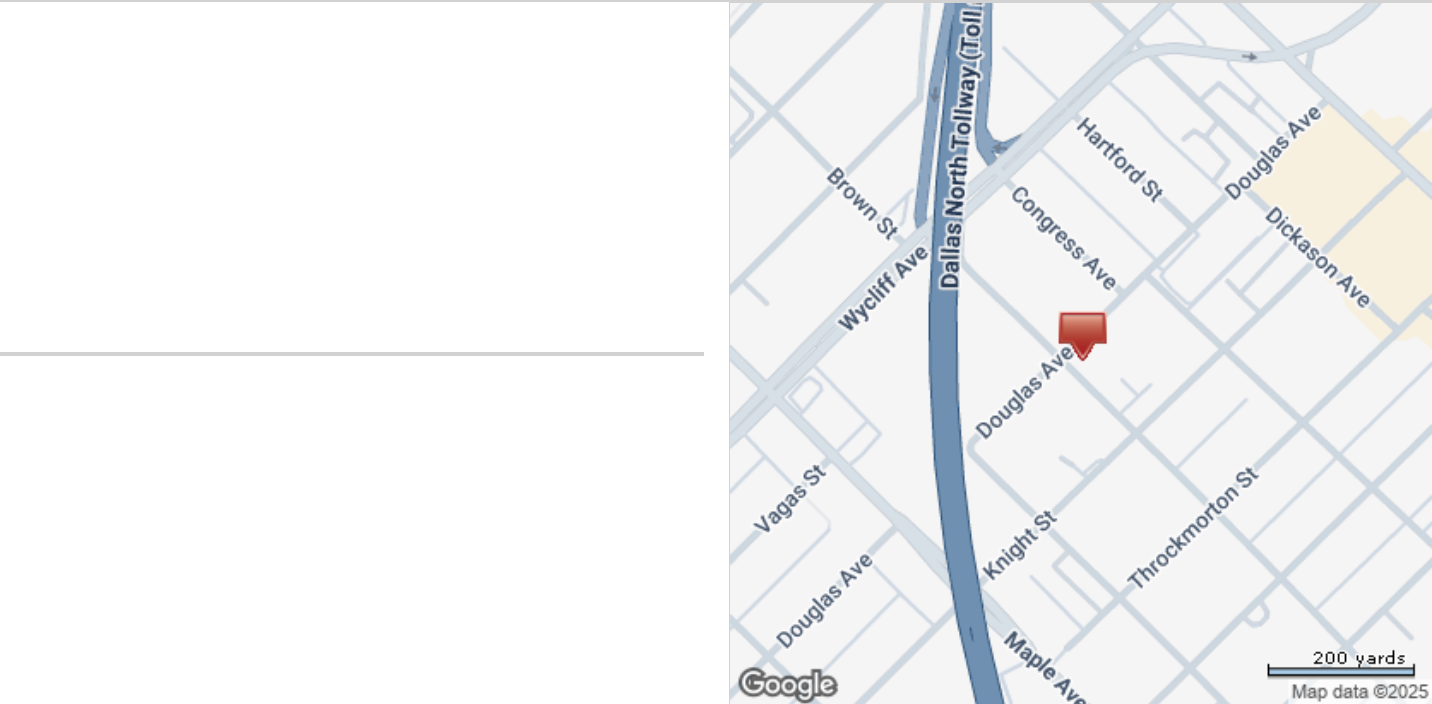
(1) Rental Trends is a CoreLogic® derived value and should be used for information purposes only.

(2) The FSD denotes confidence in an Rental Trends estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion a Rental Amount estimate will fall within, based on the consistency of the information available to the Rental Amount at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

OWNER TRANSFER INFORMATION			
Owner Name	Samukla Frank		

FORECLOSURE HISTORY			
Document Type	Notice Of Sale	Notice Of Sale	
Recording Date	04/08/2025	03/11/2025	

PROPERTY MAP			
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*Lot Dimensions are Estimated