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To: PROSPECTIVE BUYER OF SAID PROPERTY

From: Compass RE Texas, LLC (Broker)

Property Address: 2700 Chancellor, Plano, TX 75074

Date: November 10, 2025

(1) Broker obtained the attached information, identified as Tax (Improvement) Square Footage

from Collin County Appraisal District

(2) Broker has relied on the attached information and does not know and has no reason to know that the information is false or inaccurate except: none

(3) **Broker does not warrant or guarantee the accuracy of the attached information. Do not rely on the attached information without verifying its accuracy.**

Compass RE Texas, LLC

Broker

Signed by:

By: Carmen DiPenti

Carmen DiPenti

Receipt of this notice is acknowledged by:

Signature _____ Date _____

PROSPECTIVE BUYER OF SAID PROPERTY

Signature _____ Date _____

Collin CAD Property Search

2025 Real Property Preliminary Values are now live!

Property ID: 242730 For Year 2025

Property Details

Account		
Property ID:	242730	Geographic ID: R-0466-003-0050-1
Type:	R	
Property Use:		Condo:
Location		
Situs Address:	2700 CHANCELLOR DR PLANO, TX 75074	
Map ID:	114.M	
Legal Description:	ROYAL OAKS (CPL), BLK 3, LOT 5	
Abstract/Subdivision:	S0466	
Neighborhood:	(S0466) ROYAL OAKS	
Owner ⓘ		
Owner ID:	1227014	
Name:	GREITZER STEVEN & EVE FAMILY TRUST THE	
Agent:		
Mailing Address:	4933 LOUISE AVE ENCINO, CA 91316-3931	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$361,574 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$80,000 (+)
Land Non-Homesite Value:	
Agricultural Market Valuation:	

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Value Method:	C
Market Value:	\$441,574 (=)
Agricultural Value Loss: ⓘ	\$0 (-)
Appraised Value: ⓘ	\$441,574 (=)
HS Cap Loss: ⓘ	\$0 (-)
Circuit Breaker: ⓘ	\$0 (-)
Assessed Value:	\$441,574
Ag Use Value:	\$0
Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents.	

📖 Taxing Entities

For more information regarding proposed tax rates, adopted tax rates, and tax estimates visit:
CollinTaxes.org

Entity	Description	Tax Rate	Market Value	Taxable Value	Freeze Ceiling
CPL	PLANO CITY	N/A	\$441,574	\$441,574	N/A
GCN	COLLIN COUNTY	N/A	\$441,574	\$441,574	N/A
JCN	COLLIN COLLEGE	N/A	\$441,574	\$441,574	N/A
SPL	PLANO ISD	N/A	\$441,574	\$441,574	N/A

📖 Property Improvement - Building

Description: RESIDENTIAL **Type:** Residential **Living Area:** 2014.0 sqft **Value:** \$336,574

Type	Description	Class CD	Year Built	SQFT
MA	Main Area	R03	1979	2014
AG	Attached Garage	R03	1979	462
CP	Covered Porch/Patio	R03	1979	20

Description: POOL **Living Area:** 0 sqft **Value:** \$25,000

Type	Description	Class CD	Year Built	SQFT
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PL	Pool	PLF05	0	1
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Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
A1	Residential Single Family					\$80,000	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	\$361,574	\$80,000	\$0	\$441,574	\$0	\$441,574
2024	\$332,742	\$80,000	\$0	\$412,742	\$0	\$412,742
2023	\$326,471	\$80,000	\$0	\$406,471	\$0	\$406,471
2022	\$294,575	\$80,000	\$0	\$374,575	\$0	\$374,575
2021	\$185,718	\$65,000	\$0	\$250,718	\$0	\$250,718
2020	\$190,686	\$60,000	\$0	\$250,686	\$0	\$250,686
2019	\$182,264	\$55,000	\$0	\$237,264	\$0	\$237,264
2018	\$178,043	\$55,000	\$0	\$233,043	\$7,525	\$225,518
2017	\$160,016	\$45,000	\$0	\$205,016	\$0	\$205,016

Property Deed History

For copies of deed documents, please see the [Collin County Clerk's Office Records Search \(https://collin.tx.publicsearch.us/\)](https://collin.tx.publicsearch.us/)

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
2/17/2022	WDNL	Warranty Deed / No Letter	PAYNE ERICA MARIE	GREITZER STEVEN & EVE FAMILY TRUST THE			20220217000276720
5/10/2021	CORRD	Correction Deed	DALLAS DAVINCI HOMES II LLC	PAYNE ERICA MARIE			20211004002027190

5/10/2021	WD	Warranty Deed	DALLAS DAVINCI HOMES II LLC	CITY BANK DBA CITY BANK MORTGAGE			20210512000956640
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📖 Protest Information

Protest Status	
Informal Protest Date	
Formal Protest Date	

📖 ARB Data

Hearing Date And Time	Board Members	Owner's Opinion Of Value	CAD Value	Board's Determination Of Value	ARB Determination
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