



## NOTICE OF INFORMATION FROM OTHER SOURCES

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To: PROSPECTIVE BUYER OF SAID PROPERTY

From: Compass RE Texas, LLC (Broker)

Property Address: 7007 Chackbay, Dallas, TX 75227

Date: \_\_\_\_\_

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

from Dallas Central 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 \_\_\_\_\_

NAVIGATION LINKS

- Annual Report
- About DCAD
- Search Appraisals
  - By Owner
  - By Account
  - By Address
  - By Business
- Find Property on Map
- Online BPP Rendition
- Online TaxRep Website
- Forms
- Data Products
- Open Records
- GIS Data Products
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- Property Valuation Process
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- Informal Review Process
- ARB
- Taxpayer Liaison Officer
- Paying Taxes
- Local Tax Offices
- Taxing Unit Rates
- Entity Truth-in-Taxation
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- Elections DCAD BOD
- Low Income Housing Cap Rate
- F.A.Q.
- Calendar
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- Mass Appraisal Report
- Water & Electricity Usage
- Administration
- Human Resources
- Links
- Contact Us

Residential Account #00612900260650000

Location Owner Legal Desc Value Main Improvement Additional Improvements Land Exemptions Estimated Taxes History

Property Location (Current 2025)  
Address: 7007 CHACKBAY LN  
Neighborhood: 4DSP04  
Mapscor: 47-M (DALLAS)

DCAD Property Map  
2025 Current Appraisal Notice  
41.13 ARB Order Information

Electronic Documents (DCAD ENS\*)  
Notice Of Estimated Taxes (ENS\*)  
\* Electronic Notification System

Print Homestead Exemption Form

Owner (Current 2025)  
FREEMAN JOSEPH ANDREW  
7007 CHACKBAY LN  
DALLAS, TEXAS 752271359

Multi-Owner (Current 2025)	
Owner Name	Ownership %
FREEMAN JOSEPH ANDREW	100%

Legal Desc (Current 2025)  
1: ENCLAVE AT GROVE HILL NO 2  
2: BLK 26/6129 LT 65  
3:  
4: INT202200307358 DD12012022 CO-DC  
5: 6129 026 06500 4DA6129 026  
Deed Transfer Date: 10/2/2022

TaxPayer Info  
Taxpayer Assistance Pamphlet  
ARB Hearing Procedures

Value	
2025 Proposed Values	
Improvement:	\$336,610
Land:	+ \$20,000
Market Value:	= \$406,610
Tax Agent: OWNWELL INC	
Revaluation Year:	2025
Previous Revaluation Year:	2024

ARB Hearing  
Hearing Info: R 06/02/2025 8:00 AM

41.461  
Enter PIN From Hearing Notice

Main Improvement (Current 2025)

Building Class	18	Construction Type	FRAME	# Baths (Full/Half)	2/ 0
Year Built	2012	Foundation	SLAB	# Kitchens	1
Effective Year Built	2012	Roof Type	HIP	# Bedrooms	3
Actual Age	13 years	Roof Material	COMP SHINGLES	# Wet Bars	0
Desirability	VERY GOOD	Fence Type	WOOD	# Fireplaces	0
Living Area	2,068 sqft	Ext. Wall Material	BRICK VENEER	Sprinkler (Y/N)	N
Total Area	2,068 sqft	Basement	NONE	Deck (Y/N)	N
% Complete	100%	Heating	CENTRAL FULL	Spa (Y/N)	N
# Stories	ONE STORY	Air Condition	CENTRAL FULL	Pool (Y/N)	N
Depreciation	10%			Sauna (Y/N)	N

Additional Improvements (Current 2025)

#	Improvement Type	Construction	Floor	Exterior Wall	Area (sqft)
1	ATTACHED GARAGE	BK-BRICK	CONCRETE	UNASSIGNED	440

Land (2025 Proposed Values)

#	State Code	Zoning	Frontage (ft)	Depth (ft)	Area	Pricing Method	Unit Price	Market Adjustment	Adjusted Price	Ag Land
1	SINGLE FAMILY RESIDENCES	SINGLE FAMILY 7500 SQFT	50	150	0.0000 SQUARE FEET	FLAT PRICE	\$70,000.00	0%	\$70,000	N

\* All Exemption information reflects 2025 Proposed Values. \*

Exemptions (2025 Proposed Values)

	City	School	County and School Equalization	College	Hospital	Special District
Taxing Jurisdiction	DALLAS	DALLAS ISD	DALLAS COUNTY	DALLAS COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
HOMESTEAD EXEMPTION	\$81,322	\$140,661	\$81,322	\$81,322	\$81,322	\$0
Taxable Value	\$325,288	\$265,949	\$325,288	\$325,288	\$325,288	\$0

Exemption Details

Estimated Taxes (2025 Proposed Values)

	City	School	County and School Equalization	College	Hospital	Special District
Taxing Jurisdiction	DALLAS	DALLAS ISD	DALLAS COUNTY	DALLAS COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
Tax Rate per \$100	\$0.7047	\$0.997235	\$0.2155	\$0.105595	\$0.212	N/A
Taxable Value	\$325,288	\$265,949	\$325,288	\$325,288	\$325,288	\$0
Estimated Taxes	\$2,292.30	\$2,652.14	\$701.00	\$343.49	\$689.61	N/A
Tax Ceiling	N/A	N/A	N/A	N/A	N/A	N/A
Total Estimated Taxes:						\$6,678.54

DO NOT PAY TAXES BASED ON THESE ESTIMATED TAXES. You will receive an official tax bill from the appropriate agency when they are prepared. Please note that if there is an Over65 or Disabled Person Tax Ceiling displayed above, it is NOT reflected in the Total Estimated Taxes calculation provided. 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, like a tax ceiling, etc.. If you wish to calculate taxes yourself, you may use the Tax Calculator to assist you.

History

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