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To: PROSPECTIVE BUYER OF SAID PROPERTY

From: Compass RE Texas, LLC (Broker)

Property Address: 5990 Lindenshire #125 E, Dallas, TX 75230

Date: September 13, 2021

(1) Broker obtained the attached information, identified as Tax  
\_\_\_\_\_  
\_\_\_\_\_,  
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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_.

(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

By:   
Carmen DiPenti

Receipt of this notice is acknowledged by:

\_\_\_\_\_  
Signature Date  
**PROSPECTIVE BUYER OF SAID PROPERTY**

\_\_\_\_\_  
Signature Date



### Residential Account #00C0127000000125

[Location](#) [Owner](#) [Legal Desc](#) [Value](#) [Main Improvement](#) [Additional Improvements](#) [Land](#) [Exemptions](#)  
[Estimated Taxes](#) [History](#)

#### Property Location (Current 2022)

**Address:** 5990 LINDENSHIRE LN  
Bldg: E Suite: 125  
**Neighborhood:** 2DS408  
**Mapsc0:** 15-X (DALLAS)

[DCAD Property Map](#)

[2021 Appraisal Notice](#)

#### Electronic Documents (ENS)



[Print Homestead Exemption Form](#)

#### Owner (Current 2022)

FENRYCH FILIP  
BLDG E UNIT 125  
5990 LINDENSHIRE LN  
DALLAS, TEXAS 752302721

#### Multi-Owner (Current 2022)

Owner Name	Ownership %
FENRYCH FILIP	100%

#### Legal Desc (Current 2022)

- 1: THE ABBEY ON PRESTON
  - 2: BLK N/6991 LOT 13.1
  - 3: BLDG E UNIT 125 CE 2.9291%
  - 4: INT201500133073 DD05222015 CO-DC
  - 5: 6991 00N 01300 1006991 00N
- Deed Transfer Date:** 5/26/2015

#### Value

2021 Certified Values	
<b>Improvement:</b>	Value in Dispute
<b>Land:</b>	
<b>Market Value:</b>	
<b>Tax Agent:</b> NORTH TEXAS PROPERTY TAX	
<b>Revaluation Year:</b>	2021
<b>Previous Revaluation Year:</b>	2019

#### ARB Hearing

**Hearing Info: R 09/07/2021 7:30 AM**

41.461

Enter PIN From Hearing Notice

Get Nbhd Review

View VSS

AppraisalRecord

**Main Improvement (Current 2022)**

<b>Building Class</b>	CONDOMINIUM	<b>Construction Type</b>	FRAME	<b># Baths (Full/Half)</b>	2/0
<b>Year Built</b>	1984	<b>Foundation</b>	SLAB	<b># Kitchens</b>	1
<b>Effective Year Built</b>	1984	<b>Roof Type</b>	GABLE	<b># Bedrooms</b>	2
<b>Actual Age</b>	38 years	<b>Roof Material</b>	SLATE	<b># Wet Bars</b>	0
<b>Desirability</b>	VERY GOOD	<b>Fence Type</b>	NONE	<b># Fireplaces</b>	1
<b>Living Area</b>	1,412 sqft	<b>Ext. Wall Material</b>	BRICK VENEER	<b>Sprinkler (Y/N)</b>	N
<b>Total Area</b>	1,412 sqft	<b>Basement</b>	NONE	<b>Deck (Y/N)</b>	N
<b>% Complete</b>	100%	<b>Heating</b>	CENTRAL FULL	<b>Spa (Y/N)</b>	N
<b># Stories</b>	ONE AND ONE HALF STORIES	<b>Air Condition</b>	CENTRAL FULL	<b>Pool (Y/N)</b>	N
<b>Depreciation</b>	15%			<b>Sauna (Y/N)</b>	N

**Additional Improvements (Current 2022)**

#	Improvement Type	Construction	Floor	Exterior Wall	Area (sqft)
1	ATTACHED GARAGE	BK-BRICK	CONCRETE	UNASSIGNED	399

**Land (2021 Certified Values)**

#	State Code	Zoning	Frontage (ft)	Depth (ft)	Area	Pricing Method	Unit Price	Market Adjustment	Adjusted Price	Ag Land
1	SFR - CONDOMINIUMS	MULTIFAMILY DISTRICT 1	0	0	92,283.0000 SQUARE FEET	STANDARD	\$30.00	0%	\$81,089	N

**\* All Exemption information reflects 2021 Certified Values. \***

**Exemptions (2021 Certified Values)**

	City	School	County and School Equalization	College	Hospital	Special District
<b>Taxing Jurisdiction</b>	DALLAS	DALLAS ISD	DALLAS COUNTY	DALLAS COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
<b>HOMESTEAD EXEMPTION</b>	\$61,880	\$55,940	\$61,880	\$61,880	\$61,880	\$0
<b>Taxable Value</b>	\$247,520	\$253,460	\$247,520	\$247,520	\$247,520	\$0

**Exemption Details**

**Estimated Taxes (2021 Certified Values)**

Estimated Taxes Not Available

History

History

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