

## Property Details

<b>Account</b>	
<b>Property ID:</b>	60002500140150000
	Geographic ID: 60002500140150000
<b>Type:</b>	RESIDENTIAL
<b>Location</b>	
<b>Situs Address:</b>	4307 UNIVERSITY BLVD UNIVERSITY PARK 75205
<b>Map ID:</b>	DALLAS 35-E
<b>Legal Description:</b>	ARMSTRONG FAIRWAY 2ND INST BLK M W56FT LT 15 & E14FT LT 14 1/2 DUPLEX UPSTAIRS VOL99073/6398 DD04071999 CO-DC 0025001401500 16000250014
<b>Abstract/Subdivision:</b>	
<b>Neighborhood:</b>	1HSV22
<b>Owner</b> ⓘ	
<b>Name:</b>	STEFFENS DALE E & CAROL HEFNER
<b>Agent:</b>	
<b>Mailing Address:</b>	25 HIGHLAND PARK VLG STE 100  DALLAS , TX 75205-2726
<b>% Ownership:</b>	100.0%
<b>Exemptions:</b>	For privacy reasons not all exemptions are shown online.

## Property Values

<b>Improvement Homesite Value:</b>	\$366,330 (+)
<b>Improvement Non-Homesite Value:</b>	\$0 (+)
<b>Land Homesite Value:</b>	\$525,000 (+)
<b>Land Non-Homesite Value:</b>	\$0 (+)
<b>Agricultural Market Valuation:</b>	\$0 (+)
<b>Market Value:</b>	\$891,330 (=)
<b>Ag Use Value:</b>	\$0 (-)
<b>Appraised Value:</b>	\$891,330 (=)
<b>Homestead Cap Loss:</b> ⓘ	\$0 (-)

**Assessed Value:**

\$891,330

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. Please contact the Appraisal District to verify all information for accuracy.

## Property Taxing Jurisdiction

Entity	Description	Market Value	Taxable Value
1	PARKLAND HOSPITAL	\$891,330	\$891,330
1	DALLAS COLLEGE	\$891,330	\$891,330
2	DALLAS COUNTY	\$891,330	\$891,330
46	CITY OF UNIVERSITY PARK	\$891,330	\$891,330
5	HIGHLAND PARK ISD	\$891,330	\$891,330

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**Property Improvement - Building****Value:** \$0

Type	Description	Class CD	Year Built	SQFT
MAIN STRUCTURE	10	10	1950	3,116.00
DETACHED GARAGE	DETACHED GARAGE	10	0	440.00
DETACHED QUARTERS	DETACHED QUARTERS	10	0	529.00

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**Property Land**

Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
MFR - DUPLEXES	0	10,500.00	70.00	150.00	\$525,000	\$0

**Property Roll Value History**

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2023	\$0	\$0	\$0	\$0	\$0	\$0
2022	\$366,330	\$525,000	\$0	\$891,330	\$0	\$891,330
2021	\$198,390	\$472,500	\$0	\$670,890	\$0	\$670,890
2020	\$198,390	\$472,500	\$0	\$670,890	\$0	\$670,890
2019	\$198,390	\$472,500	\$0	\$670,890	\$0	\$670,890
2018	\$198,390	\$472,500	\$0	\$670,890	\$0	\$670,890
2017	\$198,390	\$472,500	\$0	\$670,890	\$0	\$670,890
2016	\$185,220	\$472,500	\$0	\$657,720	\$0	\$657,720
2015	\$216,500	\$367,500	\$0	\$584,000	\$4,640	\$579,360
2014	\$216,500	\$367,500	\$0	\$584,000	\$57,309	\$526,691
2013	\$163,810	\$315,000	\$0	\$478,810	\$0	\$478,810