

Property Information		Request Information		Update Information
File#:	111111111	Requested Date:	01/02/2025	Update Requested:
Owner:	ABOVO CORP TRUST	Branch:		Requested By:
Address 1:	1021 Rose Garden Ave	Date Completed:	01/02/2025	Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	Dallas, TX 75217	# of Parcel(s):	1	

### Notes

- CODE VIOLATIONS** Per City of Dallas Department of Zoning there are No Code Violation cases on this property.  
 Collector: City of Dallas  
 Address: 320 E. Jefferson Blvd Dallas, Texas 75203  
 Business# 214-948-4480
- PERMITS** Per City of Dallas Department of Building there are No any open/pending/expired Permit on this property.  
 Collector: City of Dallas  
 Address: 320 E Jefferson Blvd, Dallas, TX 75203  
 Business# 214-948-4480
- SPECIAL ASSESSMENTS** Per Dallas County Tax Collector there are No Special Assessments/Lien on the property.  
 Collector: Dallas County  
 Address: 702 E Jefferson Blvd, Dallas, TX 75203  
 Business# 214-653-7811
- DEMOLITION** NO
- UTILITIES** WATER, SEWER & TRASH  
 Account #:NA  
 Payment Status: NA  
 Status: Pvt & Lienable  
 Amount: NA  
 Good Thru: NA  
 Account Active: NA  
 Collector: Dallas Water Utilities Department  
 Payable Address: 1500 Marilla St #4an, Dallas, TX 75201  
 Business # 214-651-1441
- UNABLE TO PROVIDE INFO TO THIRD PARTIES. HOMEOWNER AUTHORIZATION NEEDED



## Residential Account #0000056187400000

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### Property Location (Current 2025)

**Address:** 1021 ROSE GARDEN AVE  
**Neighborhood:** 4DSI13  
**Mapsc0:** 58-Q (DALLAS)

[DCAD Property Map](#)

[2024 Appraisal Notice](#)

[41.13 ARB Order Information](#)

[Electronic Documents \(DCAD ENS\\*\)](#)

[Notice Of Estimated Taxes \(ENS\\*\)](#)

\* Electronic Notification System

[File Homestead Exemption Online](#)



[Print Homestead Exemption Form](#)

### Owner (Current 2025)

ABOVO CORP  
 TRUST  
 PO BOX 29833  
 DALLAS, TEXAS 752290833

### Multi-Owner (Current 2025)

Owner Name	Ownership %
ABOVO CORP	100%

### Legal Desc (Current 2025)

- 1: DALLAS GARDENS
  - 2: BLK H/6301 LOT 7
  - 3:
  - 4: VOL2003188/4159 DD09022003 CO-DC
  - 5: 6301H000 007 3006301H000
- Deed Transfer Date:** 9/22/2003

### Value

2024 Certified Values	
<b>Improvement:</b>	\$87,650
<b>Land:</b>	+ \$82,500
<b>Market Value:</b>	= \$170,150
<b>Revaluation Year:</b>	2024
<b>Previous Revaluation Year:</b>	2023

### ARB Hearing

**Hearing Info: R 09/11/2024 8:00 AM**

### Main Improvement (Current 2025)

<b>Building Class</b>	04	<b>Construction Type</b>	FRAME	<b># Baths (Full/Half)</b>	1/ 0
<b>Year Built</b>	1947	<b>Foundation</b>	POST	<b># Kitchens</b>	1
<b>Effective Year Built</b>	1947	<b>Roof Type</b>	GABLE	<b># Bedrooms</b>	3
<b>Actual Age</b>	78 years	<b>Roof Material</b>	COMP SHINGLES	<b># Wet Bars</b>	0
<b>Desirability</b>	AVERAGE	<b>Fence Type</b>	NONE	<b># Fireplaces</b>	0
<b>Living Area</b>	1,268 sqft	<b>Ext. Wall Material</b>	PERMASTONE	<b>Sprinkler (Y/N)</b>	N
<b>Total Area</b>	1,268 sqft	<b>Basement</b>	NONE	<b>Deck (Y/N)</b>	N
<b>% Complete</b>	100%	<b>Heating</b>	GAS HEATERS	<b>Spa (Y/N)</b>	N
<b># Stories</b>	ONE STORY	<b>Air Condition</b>	NONE	<b>Pool (Y/N)</b>	N
<b>Depreciation</b>	50%			<b>Sauna (Y/N)</b>	N

**Additional Improvements (Current 2025)**

#	Improvement Type	Construction	Floor	Exterior Wall	Area (sqft)
1	DETACHED GARAGE		UNASSIGNED	FRAME	760

**Land (2024 Certified 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	250	12,283.0000 SQUARE FEET	FLAT PRICE	\$55,000.00	50%	\$82,500	N

**\* All Exemption information reflects 2024 Certified Values. \***

**Exemptions (2024 Certified Values)**

No Exemptions

**Estimated Taxes (2024 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>Tax Rate per \$100</b>	\$0.7047	\$0.997235	\$0.2155	\$0.105595	\$0.212	N/A
<b>Taxable Value</b>	\$170,150	\$170,150	\$170,150	\$170,150	\$170,150	\$0
<b>Estimated Taxes</b>	\$1,199.05	\$1,696.80	\$366.67	\$179.67	\$360.72	N/A
<b>Tax Ceiling</b>	N/A	N/A	N/A	N/A	N/A	N/A
<b>Total Estimated Taxes:</b>						<b>\$3,802.90</b>

**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

[History](#)

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