



## Residential Account #4401750003010000

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

### Property Location (Current 2022)

**Address:** 5520 N LAKEVIEW CIR  
**Neighborhood:** 3GSM18  
**Mapsc0:** 20A-Y (DALLAS)

### DCAD Property Map

### 2022 Current Appraisal Notice

### Electronic Documents (ENS)



[Print Homestead Exemption Form](#)

### Owner (Current 2022)

LAURINI DELLA J  
 5520 LAKEVIEW CIR  
 ROWLETT, TEXAS 750897201

### Multi-Owner (Current 2022)

Owner Name	Ownership %
LAURINI PATRICK J	33%
LAURINI DELLA J	34%
BURDINE SANDRA L	33%

### Legal Desc (Current 2022)

- 1: SHADY ACRES
  - 2: BLK C LT 10
  - 3:
  - 4: INT200600294144 DD08092006 CO-DC
  - 5: 0175000301000 1CW01750003
- Deed Transfer Date:** 8/10/2006

### Value

2022 Proposed Values	
<b>Improvement:</b>	\$228,930
<b>Land:</b>	+ \$140,000
<b>Market Value:</b>	= \$368,930
<b>Capped Value:</b> \$293,089	
<b>Revaluation Year:</b>	2022

**Previous Revaluation Year:** 2021

**Main Improvement (Current 2022)**

<b>Building Class</b>	14	<b>Construction Type</b>	FRAME	<b># Baths (Full/Half)</b>	2/ 0
<b>Year Built</b>	1970	<b>Foundation</b>	PIER AND BEAM	<b># Kitchens</b>	1
<b>Effective Year Built</b>	1970	<b>Roof Type</b>	HIP	<b># Bedrooms</b>	0
<b>Actual Age</b>	52 years	<b>Roof Material</b>	COMP SHINGLES	<b># Wet Bars</b>	0
<b>Desirability</b>	AVERAGE	<b>Fence Type</b>	UNASSIGNED	<b># Fireplaces</b>	1
<b>Living Area</b>	2,796 sqft	<b>Ext. Wall Material</b>	BRICK VENEER	<b>Sprinkler (Y/N)</b>	N
<b>Total Area</b>	2,796 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 STORY	<b>Air Condition</b>	CENTRAL FULL	<b>Pool (Y/N)</b>	N
<b>Depreciation</b>	50%			<b>Sauna (Y/N)</b>	N

**Additional Improvements (Current 2022)**

#	Improvement Type	Construction	Floor	Exterior Wall	Area (sqft)
2	ATTACHED GARAGE	BK-BRICK	CONCRETE	UNASSIGNED	483
3	STORAGE BUILDING		UNASSIGNED	SOLID MASONRY	138

**Land (2022 Proposed Values)**

#	State Code	Zoning	Frontage (ft)	Depth (ft)	Area	Pricing Method	Unit Price	Market Adjustment	Adjusted Price	Ag Land
1	SINGLE FAMILY RESIDENCES	PLANNED DEVELOPMENT	70	188	0.0000 UNASSIGNED	FLAT PRICE	\$100,000.00	40%	\$140,000	N

**\* All Exemption information reflects 2022 Proposed Values. \***

**Exemptions (2022 Proposed Values)**

	City	School	County and School Equalization	College	Hospital	Special District
<b>Taxing Jurisdiction</b>	ROWLETT	GARLAND ISD	DALLAS COUNTY	DALLAS COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
<b>HOMESTEAD EXEMPTION</b>	\$1,700	\$13,600	\$19,930	\$19,930	\$19,930	\$0
<b>OTHER EXEMPTION</b>	\$10,200	\$3,400	\$23,460	\$25,500	\$23,460	\$0
<b>Taxable Value</b>	\$281,189	\$276,089	\$249,699	\$247,659	\$249,699	\$0

**Exemption Details**

**Estimated Taxes (2022 Proposed Values)**

	City	School	County and School Equalization	College	Hospital	Special District
<b>Taxing Jurisdiction</b>	ROWLETT	GARLAND ISD	DALLAS COUNTY	DALLAS COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
<b>Tax Rate per \$100</b>	\$0.745	\$1.2563	\$0.237946	\$0.12351	\$0.255	N/A
<b>Taxable Value</b>	\$281,189	\$276,089	\$249,699	\$247,659	\$249,699	\$0
<b>Estimated Taxes</b>	\$2,094.86	\$3,468.51	\$594.15	\$305.88	\$636.73	N/A
<b>Tax Ceiling</b>	\$174.17	\$2,655.69	\$35.91	N/A	N/A	N/A
<b>Total Estimated Taxes:</b>						<b>\$7,100.13</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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