


# Property Search


Property ID: 2552503 - Tax Year: **2022** ▼

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## General Information

Property ID	2552503
Property Status	Active
Geographic ID	R-8445-00C-0280-1
Property Type	Real
Property Address	12631 Vandelia St Frisco, TX 75035
Total Land Area	n/a
Total Improvement Main Area	2,617 sq. ft.
Abstract/Subdivision	 <a href="#">Creekside At Preston Phase 2</a>
Primary State Code	A (Residential Single-family)
Legal Description	CREEKSIDE AT PRESTON PHASE 2, BLK C, LOT 28

## Owner Information

Owner ID	602205
Owner Name(s)	 <a href="#">Lopez Edith C</a>
Exemptions	HS (General Homestead)
Percent Ownership	100.00%
Mailing Address	12631 Vandelia St Frisco, TX 75035-2240

## 2022 Value Information

Improvement Homesite Value	\$302,042
Improvement Non-Homesite Value	\$0
<b>Total Improvement Market Value</b>	<b>\$302,042</b>
Land Homesite Value	\$85,000
Land Non-Homesite Value	\$0
Land Agricultural Market Value	\$0
<b>Total Land Market Value</b>	<b>\$85,000</b>
<b>Total Market Value</b>	<b>\$387,042</b>
Agricultural Use Loss	\$0
<b>Total Appraised Value</b>	<b>\$387,042</b>
Homestead Cap Loss	(-) \$55,309
<b>Total Assessed Value</b>	<b>\$331,733</b>

## Entities

Taxing Entity	Tax Rate	Collected By
CFR (Frisco City)	0.446600 (2021 Rate)	<a href="#">Collin County Tax Office</a>
GCN (Collin County)	0.168087 (2021 Rate)	<a href="#">Collin County Tax Office</a>
JCN (Collin College)	0.081222 (2021 Rate)	<a href="#">Collin County Tax Office</a>
SFR (Frisco ISD)	1.267200 (2021 Rate)	<a href="#">Collin County Tax Office</a>

## Improvements

## Land Segments

<b>Improvement #1</b>	Residential
<b>State Code</b>	A (Residential Single-family)
<b>Homesite</b>	Yes
<b>Market Value</b>	\$302,042
<b>Total Main Area</b>	2,617 sq. ft.

<b>Land Segment #1</b>	Residential Single Family
<b>State Code</b>	A (Residential Single-family)
<b>Homesite</b>	Yes
<b>Market Value</b>	\$85,000
<b>Ag Use Value</b>	n/a
<b>Land Size</b>	n/a

Detail #	Type	Year Built	Sq. Ft.
1	MA - Main Area	2004	1,499
2	MA2 - Main Area 2nd Floor	2004	1,118
3	AG - Attached Garage	2004	396
4	CP - Covered Porch/patio	2004	20
5	CP - Covered Porch/patio	2004	200

### Value History

Year	Improvement	Land	Market	Ag Loss	Appraised	HS Cap Loss	Assessed
2021	\$231,575	\$70,000	\$301,575	\$0	\$301,575	\$0	\$301,575
2020	\$204,270	\$70,000	\$274,270	\$0	\$274,270	\$0	\$274,270
2019	\$212,064	\$75,000	\$287,064	\$0	\$287,064	\$0	\$287,064
2018	\$221,082	\$60,000	\$281,082	\$0	\$281,082	\$14,798	\$266,284
2017	\$219,427	\$60,000	\$279,427	\$0	\$279,427	\$37,351	\$242,076

### Deed History

Deed Date	Seller	Buyer	Instr #	Volume/Page
09/14/2004	CENTEX HOMES NEVADA GP	LOPEZ EDITH C	143631	5764/2426

### SB 541 – Amends Section 25.027 of the Property Tax Code, effective September 1, 2005

#### **RESTRICTION ON POSTING DETAILED IMPROVEMENT INFORMATION ON INTERNET WEBSITE:**

Information in appraisal records may not be posted on the Internet if the information is a photograph, sketch, or floor plan of an improvement to real property that is designed primarily for use as a human residence. This section does not apply to an aerial photograph that depicts five or more separately owned buildings.

### HB 394 – Amends Section 25.027 of the Property Tax Code, effective September 1, 2015

#### **RESTRICTION ON POSTING AGE RELATED INFORMATION ON INTERNET WEBSITE:**

Information in appraisal records may not be posted on the Internet if the information indicates the age of a property owner, including information indicating that a property owner is 65 years of age or older.