

Residential Account #18010930040080000

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Property Location (Current 2023)

Address: 720 VILLAWOOD LN
Neighborhood: 5OSM10
Mapsc0: 1A-Z (DALLAS)

DCAD Property Map

2022 Appraisal Notice

Owner (Current 2023)

EATON WILLIAM CLARKE &
 SHERYL KIM EATON
 720 VILLAWOOD LN
 COPPELL, TEXAS 750194172

Multi-Owner (Current 2023)

Owner Name	Ownership %
EATON WILLIAM CLARKE &	100%

Legal Desc (Current 2023)

- 1: NORTHLAKE WOODLANDS EAST PH 5
- 2: BLK 4 LT 8
- 3:
- 4: VOL95079/2027 DD041895 CO-DALLAS
- 5: 0109300400800 11801093004

Deed Transfer Date: 4/21/1995

Value

2022 Certified Values	
Improvement:	\$422,820
Land:	+ \$80,000
Market Value:	= \$502,820
Capped Value: \$444,587	
Revaluation Year:	2022
Previous Revaluation Year:	2020

Main Improvement (Current 2023)

Building Class	18	Construction Type	FRAME	# Baths (Full/Half)	3/ 0
Year Built	1985	Foundation	SLAB	# Kitchens	1
Effective Year Built	1985	Roof Type	HIP	# Bedrooms	4
Actual Age	38 years	Roof Material	COMP SHINGLES	# Wet Bars	1
Desirability	GOOD	Fence Type	WOOD	# Fireplaces	2
Living Area	2,365 sqft	Ext. Wall Material	BRICK VENEER	Sprinkler (Y/N)	Y
Total Area	2,365 sqft	Basement	NONE	Deck (Y/N)	Y
% Complete	100%	Heating	CENTRAL FULL	Spa (Y/N)	N
# Stories	ONE STORY	Air Condition	CENTRAL FULL	Pool (Y/N)	Y
Depreciation	35%			Sauna (Y/N)	N

Additional Improvements (Current 2023)

#	Improvement Type	Construction	Floor	Exterior Wall	Area (sqft)
1	ATTACHED GARAGE	BK-BRICK	CONCRETE	UNASSIGNED	600
2	POOL		UNASSIGNED	CC-CONCRETE (POOL)	200

Land (2022 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 RES SF-9	80	125	9,973.0000 SQUARE FEET	FLAT PRICE	\$80,000.00	0%	\$80,000	N

*** All Exemption information reflects 2022 Certified Values. ***

Exemptions (2022 Certified Values)

	City	School	County and School Equalization	College	Hospital	Special District
Taxing Jurisdiction	COPPELL	COPPELL ISD	DALLAS COUNTY	DALLAS COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
HOMESTEAD EXEMPTION	\$22,229	\$40,000	\$88,917	\$88,917	\$88,917	\$0
OTHER EXEMPTION	\$100,000	\$10,000	\$100,000	\$75,000	\$69,000	\$0
Taxable Value	\$322,358	\$394,587	\$255,670	\$280,670	\$286,670	\$0

Exemption Details

Estimated Taxes (2022 Certified Values)

	City	School	County and School Equalization	College	Hospital	Special District
Taxing Jurisdiction	COPPELL	COPPELL ISD	DALLAS COUNTY	DALLAS COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
Tax Rate per \$100	\$0.518731	\$1.2173	\$0.227946	\$0.115899	\$0.2358	N/A
Taxable Value	\$322,358	\$394,587	\$255,670	\$280,670	\$286,670	\$0
Estimated Taxes	\$1,672.17	\$4,803.31	\$582.79	\$325.29	\$675.97	N/A
Tax Ceiling	N/A	\$4,890.30	\$543.94	N/A	N/A	N/A
Total Estimated Taxes:						\$8,059.53

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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