

DALLAS CENTRAL APPRAISAL REVIEW BOARD  
RESIDENTIAL VALUE SUMMARY  
\*\* COST APPROACH \*\*

2024

DOCS



41.461: N

Panel: E  
Date: 08/12/2024  
Time: 9:45 AM

Consultant Name & Code  
TURNER J ELMER REALTORS 573  
Protested Agents:

Account No: 005522000312A0000  
Property Address: 10711 STRAIT LN DALLAS  
Owner: L & B REIG TRUST  
Address: 10711 STRAIT LN  
DALLAS, TX 752295428

Neighborhood Code: 5DSZ04  
ISD Ratio: 1.00000

Legal Desc: MALOUF ESTATE  
BLK 3/5522 LT 12A ACS 4.361  
INT20200022266 DD08172020 CO-DC

Exemptions

Deed Transfer: 08/19/2020  
County: DALLAS COUNTY  
City: DALLAS  
School: DALLAS ISD  
SPDS: UNASSIGNED

Land Area  
4.361

Price Flag  
STANDARD-SF

Unit Price  
\$2,300,000.00

Market Adj.  
0.00

Adjusted Price  
\$10,030,300.00

Zoning  
SINGLE FAMILY 1 ACS

IMPROVEMENTS	
Living Area	29,216
Total Living Area	32,534
Building Class	26
Stories	TWO AND ONE HALF STORIES
Desirability	GOOD
Depreciation	25 %
YR BLT/EFF YR BLT	2003 / 2003
Additional Improvements	\$1,048,410
Special Features	\$246,000
Total Improvement Value	\$13,415,430
Value Approach	COST

Total Improvements..... \$13,415,430

Land Value..... \$10,030,300

**MARKET VALUE..... \$23,445,730**

Price / Sq. Ft. of Living Area..... \$802.50

Price / Sq. Ft. of Total Living Area..... \$720.65

Prior Year Market: \$21,815,960

Prior Year Appraised \$21,815,960 Current Year Appraised: \$23,445,730

Chairman: \_\_\_\_\_ Ruling: \_\_\_\_\_ Date: \_\_\_\_\_