

Commercial Account #00C7714000RES0000

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Location (Current 2025)

Address: 1900 PACIFIC AVE

Suite: RES00

Market Area: 0

Mapsco: 45-L (DALLAS)

DCAD Property Map

[View Photo](#)

41.13 ARB Order Information

Electronic Documents (DCAD ENS*)

Notice Of Estimated Taxes (ENS*)

* Electronic Notification System



[Print Homestead Exemption Form](#)

Owner (Current 2025)

1900 PACIFIC HOLDINGS LP

ATTN JOHN KIRTLAND

2828 ROUTH ST FL 5

DALLAS, TEXAS 752011462

Multi-Owner (Current 2025)

Owner Name	Ownership %
1900 PACIFIC HOLDINGS LP	100%

Legal Desc (Current 2025)

- 1: ST ELM MASTER CONDO
- 2: BLK 94 TR 1 ACS 0.508 CE%59.4
- 3: JURIS SPLIT 00C77140REST95000
- 4: INT201600175892 DD06292016 CO-DC
- 5: 0094 000 00100 1DA0094 000

Deed Transfer Date: 6/29/2016

Value

2024 Certified Values	
Improvement:	\$36,001,320
Land:	+ \$1,248,680
Market Value:	= \$37,250,000
Tax Agent: MERITAX ADVISORS	
Revaluation Year:	2024
Previous Revaluation Year:	2023

Improvements (Current 2025)

#	Desc: APARTMENT (BRICK EXTERIOR)	Total Area: 226,129 sqft	Year Built: 1930
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1	Construction	Depreciation	Appraisal Method
	Construction: A-STRUCTURAL STEEL FRAME Foundation (Area): FOUNDATION FOOTINGS (15,620 sqft) Net Lease Area : 157,278 sqft # Stories: 22 # Units: 150 Basement (Area): PARTIAL Heat: CENTRAL HEAT A/C: CENTRAL A/C	Physical: 20% Functional: + 0% External: + 0% Total: = 20% Quality: GOOD Condition: EXCELLENT	INCOME
#	Desc: PARKING GARAGE	Total Area: 64,400 sqft	Year Built: 1961
2	Construction	Depreciation	Appraisal Method
	Construction: B-REINFORCED CONCRETE FRAME Foundation (Area): CONCRETE BEAM (9,200 sqft) Net Lease Area : 0 sqft # Stories: 7 # Units: 0 Basement (Area): UNASSIGNED Heat: NONE A/C: NONE	Physical: 20% Functional: + 0% External: + 0% Total: = 20% Quality: GOOD Condition: GOOD	INCOME
#	Desc: RETAIL STRIP	Total Area: 4,900 sqft	Year Built: 1961
3	Construction	Depreciation	Appraisal Method
	Construction: B-REINFORCED CONCRETE FRAME Foundation (Area): CONCRETE SLAB (4,900 sqft) Net Lease Area : 0 sqft # Stories: 1 # Units: 0 Basement (Area): UNASSIGNED Heat: CENTRAL HEAT A/C: CENTRAL A/C	Physical: 60% Functional: + 0% External: + 0% Total: = 60% Quality: GOOD Condition: AVERAGE	INCOME

Land (2024 Certified Values)

#	State Code	Zoning	Frontage (ft)	Depth (ft)	Area	Pricing Method	Unit Price	Market Adjustment	Adjusted Price	Ag Land
1	MFR - APARTMENTS	PLANNED DEVELOPMENT DISTRICT	108	0	22,128.0000 SQUARE FEET	STANDARD	\$95.00	0%	\$1,248,683	N

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

Exemptions (2024 Certified Values)

No Exemptions

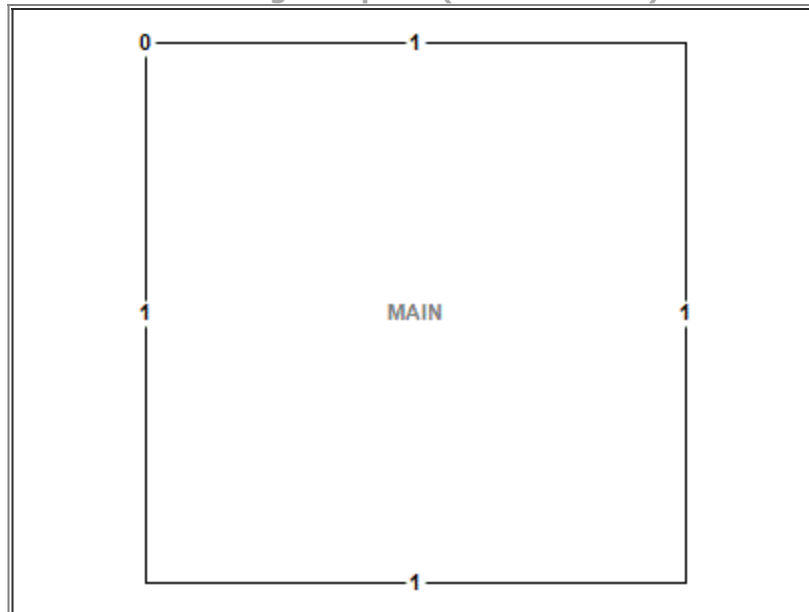
Estimated Taxes (2024 Certified Values)

	City	School	County and School Equalization	College	Hospital	Special District
Taxing Jurisdiction	DALLAS	DALLAS ISD	DALLAS COUNTY	DALLAS COLLEGE	PARKLAND HOSPITAL	UNASSIGNED
Tax Rate per \$100	\$0.7047	\$0.997235	\$0.2155	\$0.105595	\$0.212	N/A
Taxable Value	\$37,250,000	\$37,250,000	\$37,250,000	\$37,250,000	\$37,250,000	\$0
Estimated Taxes	\$262,500.75	\$371,470.04	\$80,273.75	\$39,334.14	\$78,970.00	N/A
Tax Ceiling	N/A	N/A	N/A	N/A	N/A	N/A
Total Estimated Taxes:						\$832,548.68

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.

Building Footprint (Current 2025)



History

History

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