

# Dallas Public Fraud Prevention Services

Anonymous Hotline Reporting

POB 455  
Addison, TX 75001-0455

[www.dpfps.org](http://www.dpfps.org)

June 14, 2004

Ms. Mary K. Suhm  
Dallas City Manager  
1500 Marilla Street, Room 4EN  
Dallas, Texas 75201-6390

**RE: Texas Public Information Act - Open Records Request  
Dallas Police & Fire Pension System  
ID # 0301-063**

Dear Ms. Suhm:

During a review of property tax records obtained from the Dallas Central Appraisal District, we identified a number of commercial real estate properties that experienced substantially lower reappraisals during 2002. During a period of static to rising real estate values, the combined properties declined an average of 19.4%, effectively reducing Dallas property taxes over ten years by approximately \$78,000,000.00 ([Exhibit "A"](#)).

Included with the aforementioned properties are the following real estate investments owned by the Dallas Police and Fire Pension System, or corporations established on their behalf:

<u>Date Purchased</u>	<u>Owner's Name</u>	<u>Property Address</u>	<u>% Change</u>
04/14/00	PFP Akard Place, Inc.	1703 Cedar Springs Road	-21%
04/14/00	PFP Akard Place, Inc.	2311 Caroline Street	-21%
04/14/00	PFP Akard Place, Inc.	2307 Caroline Street	-21%
04/14/00	PFP Akard Place, Inc.	2325 N. Akard Street	-21%
04/14/00	PFP Akard Place, Inc.	1600 Ashland Street	-21%
04/14/00	PFP Akard Place, Inc.	1601 Cedar Springs Road	-21%
07/16/99	PFP Midway Office, Inc.	2085 Midway Road	-12%

Pursuant to the Texas Public information Act, Chapter 552, Texas Government Code, please identify the cost, accumulated depreciation, and net book value for each of the seven real estate investment properties above as-of December 31, 2002. In addition, please provide a copy of any and all "Appraisal Protests" filed with the Dallas County Appraisal District during 2001/2002 for the above listed properties.

Please note that we are requesting that the City Manager's office compile information responsive to this Open Records Request, and that a written itemized statement of estimated charges be provided in advance of work being started should the estimated charge exceed \$10.

Please advise should you have comments or require additional information. Thank you.

Mary K. Suhm  
June 14, 2004

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Sincerely,

Columbus A. Alexander, III, CPA  
Certified Fraud Examiner  
[www.dpfps.org](http://www.dpfps.org)

cc: Mayor Laura Miller  
Dallas City Councilmembers  
Shirley Acy, City Secretary

Date of Filing	Property Owner's Name	Owner's Address	Property Address	L/B	DCAD		Incr/(Decr)	2002 Certified	2001 Certified
					% Good	% Change			
04/20/92	Americo Financial Holding	2311 Cedar Springs Road	19350 Preston Road	B	100%	-59%	(862,890)	599,830	1,462,720
07/20/99	Carlyle Toll Hill LP	1001 Pennsylvania Ave NW, DC	5310 Harvest Hill Road	B	80%	-8%	(1,147,360)	13,252,110	14,399,470
07/20/99	Carlyle Toll Hill LP	1001 Pennsylvania Ave NW, DC	5440 Harvest Hill Road	B	85%	-9%	(668,880)	6,931,650	7,600,530
03/18/99	Carr Development	1700 Pennsylvania Ave NW, DC	16000 Dallas Parkway	B	100%	-8%	(4,044,120)	46,755,880	50,800,000
04/19/99	Carr Development	1700 Pennsylvania Ave NW, DC	3941 John W Carpenter Fwy	B	100%	-9%	(1,258,160)	12,973,930	14,232,090
08/18/00	Carr Tex OP LP	1850 K St NW, Ste 500, DC	8081 Royal Ridge Parkway	B	100%	-20%	(2,397,560)	9,829,530	12,227,090
08/18/00	Carr Tex OP LP	1850 K St NW, Ste 500, DC	7979 N Beltline Road	B	100%	-13%	(2,240,780)	15,400,120	17,640,900
01/29/98	CarrAmerica Realty	6000 Connection Dr, Irving TX	6011 Connection Drive	B	-	-7%	(6,715,190)	85,952,290	92,667,480
03/20/98	CarrAmerica Realty	1850 K St NW, Ste 500, DC	5000 Quorum Drive	B	90%	-23%	(4,135,310)	14,130,000	18,265,310
03/04/97	CarrAmerica Realty	1850 K St NW, Ste 500, DC	14901 Quorum Drive	B	90%	-19%	(3,702,050)	15,697,950	19,400,000
01/30/97	CarrAmerica Realty	1700 Pennsylvania Ave NW, DC	2305 Cedar Springs Road	B	92%	-19%	(2,510,000)	10,990,000	13,500,000
03/19/97	CarrAmerica Realty	1850 K St NW, Ste 500, DC	5025 Arapaho Road	B	90%	-11%	(1,409,120)	10,990,880	12,400,000
07/31/97	CarrAmerica Realty	1700 Pennsylvania Ave NW, DC	1202 Richardson Drive	B	85%	-19%	(1,235,830)	5,364,170	6,600,000
08/28/95	Crescent Real Estate	777 Main Street, Ste 2100	125 E John W Carpenter Fwy	B	97%	-24%	(13,500,000)	42,000,000	55,500,000
08/28/95	Crescent Real Estate	777 Main Street, Ste 2100	12404 Park Central Drive	B	95%	-48%	(11,636,290)	12,363,710	24,000,000
05/12/97	Crescent Real Estate	777 Main Street, Ste 2100	3500 Maple Avenue	B	87%	-27%	(11,500,000)	30,500,000	42,000,000
08/28/95	Crescent Real Estate	777 Main Street, Ste 2100	1420 Rochelle Blvd	B	98%	-25%	(11,415,260)	34,584,740	46,000,000
02/07/00	Crescent Real Estate	777 Main Street, Ste 2100	2400 Lakeside Blvd	B	90%	-45%	(8,268,610)	10,031,390	18,300,000
02/07/00	Crescent Real Estate	777 Main Street, Ste 2100	2100 Lakeside Blvd	B	90%	-48%	(5,336,440)	5,713,560	11,050,000
08/28/95	Crescent Real Estate	777 Main Street, Ste 2100	5601 N MacArthur Blvd	B	95%	-15%	(5,000,000)	29,400,000	34,400,000
02/07/00	Crescent Real Estate	777 Main Street, Ste 2100	3333 Lee Parkway	B	75%	-18%	(4,087,900)	19,096,100	23,184,000
05/12/97	Crescent Real Estate	777 Main Street, Ste 2100	14951 Dallas Parkway	B	98%	-16%	(4,000,000)	21,500,000	25,500,000
02/07/00	Crescent Real Estate	777 Main Street, Ste 2100	5050 Quorum Drive	B	85%	-26%	(3,550,000)	9,950,000	13,500,000
08/28/95	Crescent Real Estate	777 Main Street, Ste 2100	5057 Keller Springs Rd	B	90%	-24%	(3,037,170)	9,475,330	12,512,500
02/07/00	Crescent Real Estate	777 Main Street, Ste 2100	2777 N Stemmons Freeway	B	96%	-6%	(2,850,000)	48,500,000	51,350,000
02/07/00	Crescent Real Estate	777 Main Street, Ste 2100	2150 Lakeside Blvd	B	90%	-47%	(2,820,280)	3,129,720	5,950,000
08/28/95	Crescent Real Estate	777 Main Street, Ste 2100	5055 Keller Springs Rd	B	88%	-23%	(2,362,830)	7,874,670	10,237,500
02/07/00	Crescent Real Estate	777 Main Street, Ste 2100	16415 Addison Road	B	90%	-16%	(2,150,000)	11,363,870	13,513,870
08/28/95	Crescent Real Estate	777 Main Street, Ste 2100	14841 Dallas Parkway	B	92%	-4%	(1,500,000)	32,500,000	34,000,000
05/12/97	Crescent Real Estate	777 Main Street, Ste 2100	14500 Dallas Parkway	L	100%	-17%	(265,530)	1,281,850	1,547,380
01/08/99	EOP 545 E John Carpenter	POBox A3879, Chicago, IL	545 E John W Carpenter Fwy	B	98%	-20%	(10,265,030)	41,127,590	51,392,620
10/02/97	EOP 8080 Limited PS	POBox A3879, Chicago, IL	8080 N Central Expressway	B	95%	-12%	(3,908,940)	29,767,080	33,676,020
01/08/99	EOP 909 E Las Colinas	POBox A3879, Chicago, IL	909 E Las Colinas Blvd	B	97%	-34%	(17,071,210)	32,511,490	49,582,700
10/01/98	EOP Colonnade of Dallas	POBox A3879, Chicago, IL	15303 Dallas Parkway	B	85%	-9%	(4,124,470)	42,479,120	46,603,590
10/01/98	EOP Colonnade of Dallas	POBox A3879, Chicago, IL	15301 Dallas Parkway	B	85%	-9%	(3,842,960)	39,550,860	43,393,820
10/01/98	EOP Colonnade of Dallas	POBox A3879, Chicago, IL	15305 Dallas Parkway	B	100%	-16%	(7,423,790)	38,780,130	46,203,920
11/28/97	EOP Lakeside Square LP	POBox A3879, Chicago, IL	12377 Merit Drive	B	97%	-24%	(12,406,400)	38,793,600	51,200,000
06/13/00	Equity Industrial LP IV &	145 Rosemary St, Ste E, MA	2051 McKenzie Drive	B	75%	-8%	(666,390)	7,600,000	8,266,390
06/30/97	Equity Inns Partnership	1023 Cherry Rd, Memphis, TN	4505 Beltway Drive	B	95%	-39%	(3,215,410)	5,076,960	8,292,370
06/30/97	Equity Inns Partnership	1023 Cherry Rd, Memphis, TN	1577 Gateway Blvd	B	97%	-23%	(1,784,710)	6,046,360	7,831,070
03/16/99	Felcor Hotel Co II Ltd	545 E John Carpenter Fwy	14315 Midway Road	B	90%	-20%	(3,805,000)	15,500,000	19,305,000
03/16/99	Felcor Hotels Inv II Ltd	545 E John Carpenter Fwy	7800 Alpha Road	B	90%	-41%	(8,074,000)	11,750,000	19,824,000
03/16/99	Felcor Hotels Inv II Ltd	545 E John Carpenter Fwy	7880 Alpha Road	B	100%	-39%	(3,061,610)	4,812,390	7,874,000
05/14/99	Felcor MM Holdings ET AL	545 E John Carpenter Fwy	2727 N Stemmons Freeway	B	95%	-32%	(5,172,800)	11,224,000	16,396,800
05/14/99	Felcor MM Holdings ET AL	545 E John Carpenter Fwy	3880 W Northwest Hwy	B	90%	-31%	(5,136,620)	11,528,980	16,665,600

Date of Filing	Property Owner's Name	Owner's Address	Property Address	L/B	DCAD			2002 Certified	2001 Certified
					% Good	% Change	Incr/(Decr)		
06/01/98	Felcor Suite Ltd PS	545 E John Carpenter Fwy	4650 W Airport Freeway	B	95%	-12%	(2,000,000)	15,000,000	17,000,000
12/17/98	GreenHill Investors	8411 Preston Road, 8th Floor	14101 Midway Road	B	72%	-16%	(3,757,750)	20,042,250	23,800,000
07/02/96	L&B Executive Center Inc	P.O. Box 650311, 75265	8390 LBJ Freeway	B	95%	-59%	(9,668,170)	6,831,830	16,500,000
09/30/96	Midway Atriums LP	5944 Luther Lane	14275 Midway Road	B	88%	-37%	(7,037,370)	12,162,630	19,200,000
12/18/97	One Dallas Centre Associates	1 Rockefeller Plaza, NY, NY	350 N St Paul Street	B	96%	-33%	(7,943,140)	16,153,100	24,096,240
04/14/00	PFP Akard Place Inc.	8750 N. Central Expwy	1703 Cedar Springs Road	B	10%	-21%	(689,700)	2,598,110	3,287,810
04/14/00	PFP Akard Place Inc.	8750 N. Central Expwy	2311 Caroline Street	B	10%	-21%	(272,650)	1,023,230	1,295,880
04/14/00	PFP Akard Place Inc.	8750 N. Central Expwy	2307 Caroline Street	L	100%	-21%	(166,680)	618,290	784,970
04/14/00	PFP Akard Place Inc.	8750 N. Central Expwy	2325 N Akard Street	B	10%	-21%	(73,770)	274,280	348,050
04/14/00	PFP Akard Place Inc.	8750 N. Central Expwy	1600 Ashland Steet	L	100%	-21%	(72,700)	269,660	342,360
04/14/00	PFP Akard Place Inc.	8750 N. Central Expwy	1601 Cedar Springs Road	L	100%	-21%	(43,740)	162,240	205,980
07/16/99	PFP Midway Office Inc.	1215 4th Ave, Seattle WA	2085 Midway Road	B	-	-12%	(887,180)	6,612,820	7,500,000
02/02/00	Preston Commons LP	POBox A3879, Chicago, IL	8111 Preston Road	B	90%	-5%	(2,667,020)	50,332,980	53,000,000
05/19/98	Transcontinental Brewery	10670 N. Central Expwy	1925 Valley View Lane	B	90%	-25%	(595,020)	1,772,870	2,367,890
05/28/96	Transcontinental Parkway	10670 N. Central Expwy	13520 Inwood Road	B	90%	-18%	(142,680)	654,050	796,730
12/30/91	Transcontinental Parkway	10670 N. Central Expwy	13510 Inwood Road	B	90%	-18%	(140,790)	645,430	786,220
12/30/91	Transcontinental Parkway	10670 N. Central Expwy	13460 Inwood Road	B	70%	-18%	(138,280)	633,930	772,210
05/28/96	Transcontinental Parkway	10670 N. Central Expwy	13450 Inwood Road	B	90%	-18%	(135,440)	631,590	767,030
05/06/99	Transcontinental Realty	10670 N. Central Expwy	2212 McKinney Avenue	B	100%	-21%	(1,620,250)	5,979,750	7,600,000
08/05/97	Transcontinental Realty	10670 N. Central Expwy	300 N. Houston Street	L	100%	-14%	(677,200)	4,096,620	4,773,820
02/19/98	Transcontinental Realty	10670 N. Central Expwy	16800 Dallas Parkway	B	85%	-12%	(654,190)	4,995,810	5,650,000
08/05/97	Transcontinental Realty	10670 N. Central Expwy	302 N. Houston Street	L	100%	-14%	(527,310)	3,189,900	3,717,210
06/24/94	ZML Glen Lakes Ltd PS	POBox A3879, Chicago, IL	9400 N Central Expressway	B	80%	-15%	(5,418,270)	30,481,730	35,900,000
07/26/94	ZML North Central Plaza 3	POBox A3879, Chicago, IL	12801 N Central Expressway	B	95%	-30%	(10,176,390)	23,323,610	33,500,000
							(271,072,590)	1,123,168,550	1,394,241,140
							-19.4%		