Dallas Public Fraud Prevention Services
Anonymous Hotline Reporting

POB 455
Addison, TX 75001-0455

www.dpfps.org

August 9, 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 # 0301-064
CMRRR 7002 2410 0004 9643 1016

Dear Ms. Suhm:

On November 23, 1998, the Dallas Police and Fire Pension System created a corporation called PFP Search Plaza, Inc. (Exhibit "**A**"). On December 1, 1998, PFP Search Plaza, Inc. acquired a commercial real estate property in north Dallas at 10670 N. Central Expressway with a 1998 Certified Value of $15,000,000.00.

This aforementioned north Dallas property was reappraised the year following its purchase by the Pension System according to property tax records obtained from the Dallas Central Appraisal District to a 1999 Certified Value of $17,500,000.00 (Exhibit "**B**").

However, property tax records would suggest that this north Dallas real estate property has since substantially declined in value to a more recent 2002 Certified Value of $10,067,580.00. During a period of static to rising real estate values, this 43% decline in appraisal for this north Dallas investment effectively reduces Dallas property taxes over ten years by approximately $2,141,000.00.

Pursuant to the Texas Public information Act, Chapter 552, Texas Government Code, please provide the following regarding the aforementioned commercial real estate property located at 10670 N. Central Expressway:

1. Closing and/or Settlement Statement resulting from 1998 purchase by PFP Search Plaza, Inc;
2. Cost and fair market value (per financial statements) as-of December 31, 1998;
3. Cost and fair market value (per financial statements) as-of December 31, 1999;
4. Cost and fair market value (per financial statements) as-of December 31, 2000;
5. Cost and fair market value (per financial statements) as-of December 31, 2001;
6. Cost and fair market value (per financial statements) as-of December 31, 2002;
7. Cost and fair market value (per financial statements) as-of December 31, 2003;
8. All "Appraisal Protests" filed with the Dallas County Appraisal District during calendar year 1999, 2000, 2001, 2002, and 2003.

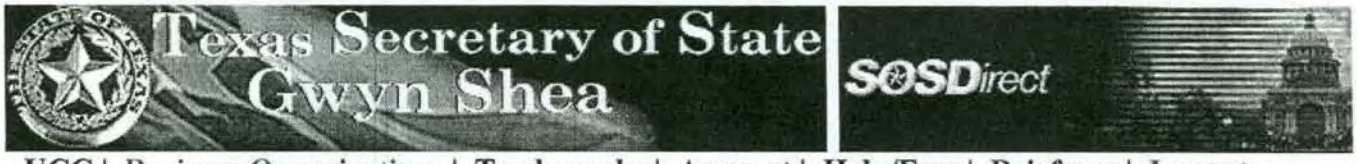
Please note that we are requesting that the City Manager's office compile information responsive to this Open Records Request, and that a written itemized statement of estimated charges be provided in advance of work being started should the estimated charge exceed $10. Thank you.

Sincerely,

Columbus A. Alexander, III, CPA
Certified Fraud Examiner
www.dpfps.org

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

Exhibit "A"



BUSINESS ORGANIZATIONS INQUIRY - VIEW ENTITY

Filing Number:	151342500	**Entity Type:**	Domestic Business Corporation
Original Date of Filing:	November 23, 1998	**Entity Status:**	In existence
Formation Date:	N/A		
Tax ID:	00000000000	**FEIN:**	
Duration:	Perpetual		

Name: PFP SEARCH PLAZA, INC.
Address: [ADDRESS NOT PROVIDED]

REGISTERED AGENT | FILING HISTORY | NAMES | MANAGEMENT | ASSUMED NAMES | ASSOCIATED ENTITIES

View Image	Document Number	Filing Type	Filing Date	Effective Date	Eff. Cond	Page Count
N/A	6936709	Articles Of Incorporation	November 23, 1998	November 23, 1998	No	N/A
N/A	6936710	Change Of Registered Agent/Office	June 20, 2000	June 20, 2000	No	N/A

Order | Return to Search

Instructions:
- To place an order for additional information about a filing press the 'Order' button.

Exhibit "B"

Dallas Central Appraisal District

Commercial Property

Account Number: 00729100000070000

Note: This account consists of 1 Main and 3 chain accounts. To access the chain accounts, Click here.

PROPERTY LOCATION DATA

Property Name:
Street Address: 10670 N CENTRAL EXPY
Mapsco: 26-F
Market Area: 21130

YAHOO! Maps

VALUATION DATA

Tax Year: Certified 2002		**Tax Agent:**	380 - POER MARVIN F & CO
Total Improvement Value:	$7,984,130.00		
Total Land Value:	$2,083,450.00		
Certified 2002 Total Market Value	$10,067,580.00		

OWNERSHIP DATA

Owner Name: PFP SEARCH PLAZA INC
Address: 8750 N CENTRAL EXPY
City: DALLAS **State:** TX **Zip:** 752316436

LEGAL DESCRIPTION

Legal Line 1: SEARCH PLAZA PH 1
Legal Line 2: BLK 7291 LT 7 ACS 3.4164
Legal Line 3:
Legal Line 4: VOL98233/3766 DD112498 CO-DALLAS
Legal Line 5: 7291 000 00700 3007291 000 **Deed Transfer Date:** 19981201

MAIN IMPROVEMENT DATA

SPTB Code:	F10
Building Class	21
Year Built	1984
Number of Units	0
Number of Stories	7
Number of Buildings	1
Foundation Area	21,880

LAND DATA

Zoning:	Dimensions:	Total Land Value:
G0(A)	148,818 Sq. Ft.	$2,083,450.00

VALUATION METHODS

Cost Approach:		**Depreciation:**	
Building Area	155,197	**Physical**	10.00%
Total Area for Account	229,932	**Functional**	0.00%
Additional Features:		**Economic**	0.00%
Heat A/C	0	**Total Depreciation**	10.00%
Escalators	0	**Percent Good**	90.00%
Elevators	0		
Sprinklers	0		
Features	0		
Total Value of Additional Features	0		
Additional Improvement Value			
Total Improvement Value		$7,984,130.00	
Total Land Value		$2,083,450.00	
Total Market Value by Cost Approach		$0.00	
Income Approach			
Net Leasable Area		154,767	
Total Area		229,932	
Total Land Value		$2,083,450.00	
Total Improvement Value		$7,984,130.00	
Total Market Value by Income Approach		$10,067,580.00	

TAXING JURISDICTIONS

Entity Type	Entity Name	2001 Tax Rate

City:	Dallas	*(.006675000)*
County:	Dallas County	*(.002015250)*
College:	College District	*(.000600000)*
Hospital:	Parkland Hospital	*(.002540000)*
School:	Dallas ISD	*(.015475300)*
Special District:		*0*

EXEMPTION DATA

Taxing Jurisdiction	General Homestead	Over 65	Disabled Person	Disabled Vet	Taxable Value
City	$0.00	$0.00	$0.00	$0.00	$10,067,580.00
County	$0.00	$0.00	$0.00	$0.00	$10,067,580.00
College	$0.00	$0.00	$0.00	$0.00	$10,067,580.00
Hospital	$0.00	$0.00	$0.00	$0.00	$10,067,580.00
School	$0.00	$0.00	$0.00	$0.00	$10,067,580.00
Special District 1	$0.00	$0.00	$0.00	$0.00	$0.00
Totally Exempt:					
Over 55 Surviving Spouse:					

PROPERTY HISTORY

Market Values	2002	2001	2000	1999	1998
Improvement	$7,984,130.00	$8,783,430.00	$13,916,550.00	$15,416,550.00	$12,916,550.00
Land	$2,083,450.00	$2,083,450.00	$2,083,450.00	$2,083,450.00	$2,083,450.00
Market	$10,067,580.00	$10,866,880.00	$16,000,000.00	$17,500,000.00	$15,000,000.00
Cap-Hmstd	$0.00	$0.00	$0.00	$0.00	$0.00
Spec. Asmt.	$0.00	$0.00	$0.00	$0.00	$0.00
Taxable Values	**2002**	**2001**	**2000**	**1999**	**1998**
County Taxable	$10,067,580.00	$10,866,880.00	$16,000,000.00	$17,500,000.00	$15,000,000.00
City Taxable	$10,067,580.00	$10,866,880.00	$16,000,000.00	$17,500,000.00	$15,000,000.00
School Taxable	$10,067,580.00	$10,866,880.00	$16,000,000.00	$17,500,000.00	$15,000,000.00
Spec Dist - Taxable	$0.00	$0.00	$0.00	$0.00	$0.00
Hosp - Taxable	$10,067,580.00	$10,866,880.00	$16,000,000.00	$17,500,000.00	$15,000,000.00
College - Taxable	$10,067,580.00	$10,866,880.00	$16,000,000.00	$17,500,000.00	$15,000,000.00

SKETCH