

Fill in this information to identify the case:Debtor OTB Acquisition LLCUnited States Bankruptcy Court for the: Northern District of Georgia
(State)Case number 25-52416**Modified Official Form 410
Proof of Claim****12/24**

Read the instructions before filling out this form. This form is for making a claim for payment in a bankruptcy case. Do not use this form to make a request for payment of an administrative expense. Make such a request according to 11 U.S.C. § 503.

Filers must leave out or redact information that is entitled to privacy on this form or on any attached documents. Attach redacted copies or any documents that support the claim, such as promissory notes, purchase orders, invoices, itemized statements of running accounts, contracts, judgments, mortgages, and security agreements. **Do not send original documents;** they may be destroyed after scanning. If the documents are not available, explain in an attachment.

A person who files a fraudulent claim could be fined up to \$500,000, imprisoned for up to 5 years, or both. 18 U.S.C. §§ 152, 157, and 3571.

Fill in all the information about the claim as of the date the case was filed. That date is on the notice of bankruptcy (Form 309) that you received.

Part 1: Identify the Claim

1. Who is the current creditor?	<u>Beltline/Airport Freeway, Ltd.</u> Name of the current creditor (the person or entity to be paid for this claim) Other names the creditor used with the debtor <u>t/a Irving Towne Center, Irving, TX</u>	
2. Has this claim been acquired from someone else?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. From whom? _____	
3. Where should notices and payments to the creditor be sent?	Where should notices to the creditor be sent? See summary page	Where should payments to the creditor be sent? (if different)
Federal Rule of Bankruptcy Procedure (FRBP) 2002(g)	Contact phone <u>3022524446</u> Contact phone _____ Contact email <u>heilmanl@ballardspahr.com</u> Contact email _____ Uniform claim identifier (if you use one): _____	
4. Does this claim amend one already filed?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Claim number on court claims registry (if known) _____ Filed on _____ MM / DD / YYYY	
5. Do you know if anyone else has filed a proof of claim for this claim?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Who made the earlier filing? _____	



Part 2: Give Information About the Claim as of the Date the Case Was Filed

6. Do you have any number you use to identify the debtor?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Last 4 digits of the debtor's account or any number you use to identify the debtor: _____
7. How much is the claim?	\$ <u>279,676.05</u> Does this amount include interest or other charges? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Attach statement itemizing interest, fees, expenses, or other charges required by Bankruptcy Rule 3001(c)(2)(A).
8. What is the basis of the claim?	<p>Examples: Goods sold, money loaned, lease, services performed, personal injury or wrongful death, or credit card. Attach redacted copies of any documents supporting the claim required by Bankruptcy Rule 3001(c). Limit disclosing information that is entitled to privacy, such as health care information.</p> <p><u>Rent Due - Unexpired Lease-Store No. 004</u></p>
9. Is all or part of the claim secured?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. The claim is secured by a lien on property. Nature or property: <input type="checkbox"/> Real estate: If the claim is secured by the debtor's principle residence, file a <i>Mortgage Proof of Claim Attachment</i> (Official Form 410-A) with this <i>Proof of Claim</i> . <input type="checkbox"/> Motor vehicle <input type="checkbox"/> Other. Describe: _____ Basis for perfection: _____ Attach redacted copies of documents, if any, that show evidence of perfection of a security interest (for example, a mortgage, lien, certificate of title, financing statement, or other document that shows the lien has been filed or recorded.) Value of property: \$ _____ Amount of the claim that is secured: \$ _____ Amount of the claim that is unsecured: \$ _____ (The sum of the secured and unsecured amount should match the amount in line 7.) Amount necessary to cure any default as of the date of the petition: \$ _____ Annual Interest Rate (when case was filed) _____ % <input type="checkbox"/> Fixed <input type="checkbox"/> Variable
10. Is this claim based on a lease?	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes. Amount necessary to cure any default as of the date of the petition. \$ <u>38,787.93</u>
11. Is this claim subject to a right of setoff?	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes. Identify the property: <u>Lease of Real Property</u>



12. Is all or part of the claim entitled to priority under 11 U.S.C. § 507(a)?

A claim may be partly priority and partly nonpriority. For example, in some categories, the law limits the amount entitled to priority.

☐ No

☒ Yes. Check all that apply:

☐ Domestic support obligations (including alimony and child support) under 11 U.S.C. § 507(a)(1)(A) or (a)(1)(B).

Amount entitled to priority

\$ _____

☐ Up to \$3,350* of deposits toward purchase, lease, or rental of property or services for personal, family, or household use. 11 U.S.C. § 507(a)(7).

\$ _____

☐ Wages, salaries, or commissions (up to \$15,150*) earned within 180 days before the bankruptcy petition is filed or the debtor's business ends, whichever is earlier. 11 U.S.C. § 507(a)(4).

\$ _____

☐ Taxes or penalties owed to governmental units. 11 U.S.C. § 507(a)(8).

\$ _____

☐ Contributions to an employee benefit plan. 11 U.S.C. § 507(a)(5).

\$ _____

☒ Other. Specify subsection of 11 U.S.C. § 507(a)(2) that applies.

\$ 2,858.25

* Amounts are subject to adjustment on 4/01/25 and every 3 years after that for cases begun on or after the date of adjustment.

13. Is all or part of the claim entitled to administrative priority pursuant to 11 U.S.C. § 503(b)(9)?

☒ No

☐ Yes. Indicate the amount of your claim arising from the value of any goods received by the debtor within 20 days before the date of commencement of the above case, in which the goods have been sold to the Debtor in the ordinary course of such Debtor's business. Attach documentation supporting such claim.

\$ _____

Part 3: Sign Below

The person completing this proof of claim must sign and date it. FRBP 9011(b).

If you file this claim electronically, FRBP 5005(a)(3) authorizes courts to establish local rules specifying what a signature is.

A person who files a fraudulent claim could be fined up to \$500,000, imprisoned for up to 5 years, or both. 18 U.S.C. §§ 152, 157, and 3571.

Check the appropriate box:

☐ I am the creditor.

☒ I am the creditor's attorney or authorized agent.

☐ I am the trustee, or the debtor, or their authorized agent. Bankruptcy Rule 3004.

☐ I am a guarantor, surety, endorser, or other codebtor. Bankruptcy Rule 3005.

I understand that an authorized signature on this *Proof of Claim* serves as an acknowledgement that when calculating the amount of the claim, the creditor gave the debtor credit for any payments received toward the debt.

I have examined the information in this *Proof of Claim* and have reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on date 08/22/2025
MM / DD / YYYY

/s/Leslie C. Heilman
Signature

Print the name of the person who is completing and signing this claim:

Name Leslie C. Heilman
First name Middle name Last name

Title Attorney for Claimant

Company Ballard Spahr LLP
Identify the corporate servicer as the company if the authorized agent is a servicer.

Address _____

Contact phone _____ Email _____



Verita (KCC) ePOC Electronic Claim Filing Summary

For phone assistance: Domestic (888) 647-1744 | International (310) 751-2628

Debtor: 25-52416 - OTB Acquisition LLC District: Northern District of Georgia, Atlanta Division		
Creditor: Beltline/Airport Freeway, Ltd. c/o Ballard Spahr LLP ATTN Leslie C. Heilman 919 N Market Street Flr 11 Wilmington, DE, 19801 United States Phone: 3022524446 Phone 2: Fax: Email: heilmanl@ballardspahr.com	Has Supporting Documentation: Yes, supporting documentation successfully uploaded Related Document Statement:	
	Has Related Claim: No Related Claim Filed By:	
	Filing Party: Authorized agent	
Other Names Used with Debtor: t/a Irving Towne Center, Irving, TX	Amends Claim: No Acquired Claim: No	
Basis of Claim: Rent Due - Unexpired Lease-Store No. 004	Last 4 Digits: No	Uniform Claim Identifier:
Total Amount of Claim: 279,676.05	Includes Interest or Charges: No	
Has Priority Claim: Yes	Priority Under: 11 U.S.C. §507(a)(2): 2,858.25	
Has Secured Claim: No Amount of 503(b)(9): No Based on Lease: Yes, 38,787.93 Subject to Right of Setoff: Yes, Lease of Real Property	Nature of Secured Amount: Value of Property: Annual Interest Rate: Arrearage Amount: Basis for Perfection: Amount Unsecured:	
Submitted By: Leslie C. Heilman on 22-Aug-2025 12:34:42 p.m. Pacific Time Title: Attorney for Claimant Company: Ballard Spahr LLP		

**Schedule to Proof of Claim of
Beltline/Airport Freeway, Ltd. (“Landlord”)**

**In re: OTB Acquisition LLC
Chapter 11 - Case No. 25-52416
United States Bankruptcy Court for the Northern District of Georgia**

This Schedule supplements the information stated on the accompanying Proof of Claim and shall constitute a part of the Proof of Claim.

I. Basis for the Claim

OTB Acquisition LLC (the “Debtor”), as tenant, leases that certain premises (Store No. 004) in the shopping center known as Irving Towne Center located in Irving, Texas (the “Premises”) from Landlord pursuant an unexpired nonresidential real property lease (as may have been amended from time to time, the “Lease”). A true and correct copy of the Lease is available upon request.

On March 4, 2025 (the “Petition Date”), the Debtor and certain of its affiliates filed voluntary petitions for relief (the “Chapter 11 Cases”) under chapter 11 of title 11 of the United States Code, 11 U.S.C. § 101, et seq. (as amended, the “Bankruptcy Code”) in the United States Bankruptcy Court for the Northern District of Georgia (the “Court”), which Chapter 11 Cases are being administered under Case No. 25-52415 entitled *In re OTB Holding LLC, et al.*

On July 24, 2025, the Bankruptcy Court entered the *Order (I) Authorizing (A) Rejection of Certain Unexpired Leases of Non-Residential Real Property Effective as of the Rejection Date, (B) Abandonment of Any Remaining Personal Property Located at the Leased Premises; (II) Fixing a Bar Date for Claims of Counterparties; and (III) Granting Related Relief* [D.I. 532], pursuant to which the Lease was rejected effective as of June 30, 2025 (the “Rejection Date”).

II. Calculation and Classification of the Claim

As of the Rejection Date, the Debtor owed a sum of not less than **\$35,787.93** to the Landlord on account of unpaid rent and other charges due under the Lease (the “Rent Claim”). Of that amount, **\$2,858.25** is entitled to priority as an administrative expense claim pursuant to 11 U.S.C. §§ 365(d)(3) and 503(b) for the Debtor’s use and occupancy of the Premises from the Petition Date through the Rejection Date. Information supporting the calculation of the Rent Claim is attached hereto as Exhibit A.

In addition, Landlord is entitled to rejection damages as a result of the Debtor’s rejection of the Lease. Landlord’s rejection claim is limited to the greater of 15% of the total amount of the rent reserved under the Lease that would be due during the remaining term of the Lease, not to exceed three years, or one year’s rent under the Lease. 11 U.S.C. § 502(b)(6). Here, Landlord’s greater claim for rejection damages is one year’s rent reserved under the Lease, or **\$240,888.12** (the “Rejection Claim”). Information supporting the calculation of the Rejection Claim is attached hereto as Exhibit A.

Thus, Landlord's total claim as of the Rejection Date, including amounts owed to it on account of the Rent Claim and its Rejection Claim, is **\$279,676.05**. The claim is unsecured.

III. Reservation of Rights

Landlord reserves the right to supplement and/or amend this Claim to include amounts not stated above, including, without limitation, costs, expenses, attorneys' fees, and any other charges or amounts due, as appropriate, under applicable bankruptcy and non-bankruptcy law. Landlord also reserves all of its rights and remedies, including, without limitation, the right to amend this Claim from time to time to reflect additional charges, adjustments and the like, due and payable under the Lease, as the same become quantified, known or available. Landlord further reserves the right to assert further and other claims, including administrative claims for post-petition rent and other charges that are or become due under the Lease.

In addition, Landlord reserves the right to amend this Claim (and any other Proof of Claim that it files, has filed or may file in the Debtor's bankruptcy case) to make such claim a secured claim by virtue of Landlord's right to setoff, offset or recoup the amount thereof under 11 U.S.C. § 553 or otherwise, or to otherwise assert a defense of setoff, offset and/or recoupment against any claims, defenses or offsets that the Debtor or any other party may assert against Landlord.

EXHIBIT A

Landlord: Beltline/Airport Freeway, Ltd. (successor in interest to Beltline and Airport Freeway Joint Venture)
Tenant: OTB Acquisition, LLC
Premises: Irving Towne Center, 2400 N. Beltline Road, Irving, TX 75062 (Store No. 004)
Lease Expiration: September 30, 2027
Lease Rejection Date: June 30, 2025
Petition Date: March 4, 2025

Lease Rejection Damages - One year rent

Period	Monthly Base Rent	Fixed CAM	Total Monthly Rent	# of months remaining	Total Annual Rent
7/1/25-6/30/26	\$ 17,966.67	\$ 2,107.34	\$ 20,074.01	12	\$ 240,888.12
					\$ 240,888.12

TOTAL UNPAID RENT & OTHER CHARGES DUE - PREPETITION

Prepetition arrearages per attached statement \$ 35,929.68

TOTAL REJECTION DAMAGES - One year rent

\$240,888.12

TOTAL PREPETITION CLAIM

\$ 276,817.80

TOTAL UNPAID RENT & OTHER CHARGES DUE - POST-PETITION

Post-petition arrearages per attached statement \$ 2,858.25

TOTAL POST-PETITION CLAIM

\$ 2,858.25

TOTAL CLAIMS

\$ 279,676.05

Prepetition:

Date	Category	Description	Transaction Amount	Payments	Open Amount
9/7/1987		STARTING BALANCE	\$0.00	\$0.00	\$0.00
3/1/2025	CM	AUTOCHRG @T3/31/2025 - \$2,107.34 Prorated 3 Days	\$203.94	\$0.00	\$203.94
3/4/2025	A/R	Lockout charge	\$381.04	\$0.00	\$584.98
3/4/2025	A/R	Lockout Charge	\$216.50	-\$212.31	\$589.17
3/25/2025	WTR	Water - 12/30/24-01/24/25	\$751.12	\$0.00	\$1,340.29
4/25/2025	WTR	Water - 01/24/25-02/22/25	\$884.12	\$0.00	\$2,224.41
5/25/2025	WTR	Water - 02/22/25-03/24/25 - \$972.48 Prorated 10 Days	\$313.70	\$0.00	\$2,538.11
7/14/2025	A/R	Remove Homeless and locks	\$335.57	\$0.00	\$2,873.68
7/14/2025	A/R	Clean Up	\$178.61	\$0.00	\$3,052.29
7/21/2025	A/R	Signage removal	\$1,353.13	\$0.00	\$4,405.42
8/1/2025	A/R	Signage removal	\$119.07	\$0.00	\$4,524.49
6/30/2025	TAX	A/R - 2024 Delinquent Taxes Paid by LL - Irving ISD	\$13,468.75	\$0.00	\$17,993.24
7/2/2025	TAX	A/R - 2024 Dallas County Property Taxes	\$12,936.44	\$0.00	\$30,929.68
	A/R	Estimated Property Disposal/Removal Costs	\$5,000.00	\$0.00	\$35,929.68
			TOTAL:		\$35,929.68 GUC

Post-Petition:

Date	Category	Description	Transaction Amount	Payments	Open Amount
3/1/2025	CM	AUTOCHRG @T3/31/2025 - \$2,107.34 Prorated 28 Days	\$1,903.40	-\$1,835.71	\$67.69
5/25/2025	WTR	Water - 02/22/25-03/24/25 - \$972.48 Prorated 21 Days	\$658.78	-\$615.90	\$110.57
6/25/2025	WTR	Water - 03/24/25-04/23/25	\$845.48	\$0.00	\$956.05
7/25/2025	WTR	Water - 04/23/25-05/23/25	\$893.46	\$0.00	\$1,849.51
7/29/2025	WTR	Fnl Water - 05/24/25-06/27/25	\$1,008.74	\$0.00	\$2,858.25
			TOTAL:		\$2,858.25 Admin
TOTAL OUTSTANDING BALANCE:			<u><u>\$38,787.93</u></u>		



CERTIFIED PAYMENTS - PRINT RECEIPT

This is a receipt for your payment. Please print this webpage and keep a copy for your records.

1 Pending Transaction

PAYMENT DETAILS

Invoice Item	Amount	Conv. Fee	Result
Property Tax Account: 325376500101D0000 Description: Property Tax Reference: 7123449	13467.75	1.00	<div>● PENDING</div>
Payment ID: 100330516970			
Total Amount Charged:	13468.75		

BILLING INFORMATION

Beltine Airport Freeway
3102 Maple Ave, Ste 500
Dallas, TX, 75201
2149540300
treasury@weitzmangroup.com
JPMORGAN CHASE BANK, NAChecking account ending in ...9710

Processed at 06/27/2025 9:07:38 AM CDT

1-866-539-2020



33.07 NOTICE
IRVING I.S.D.
P. O. Box 152021
Irving, TX 75015-2021
(972) 600-5450

05/08/2025

ACCOUNT#: 325376500101D0000

OWNER NAME AND ADDRESS				PROPERTY DESCRIPTION			
BELTLINE/AIRPORT FREEWAY JOINT %CENCOR REALTY SERVICES INC 3012 MAPLE AVE STE 500 DALLAS TX 75201				TARGET ADDN REPLAT BLK 1 LT 1D ACS 0.7034 INT200900083700 DD09112003 CO-DC 5376500101D00 1C153765001			
YEAR	BASE TAX	IF PAID IN MAY 2025		IF PAID IN JUNE 2025		IF PAID IN JULY 2025	
		PENALTY & INTEREST	33.07/33.48 FEES	PENALTY & INTEREST	33.07/33.48 FEES	PENALTY & INTEREST	33.07/33.48 FEES
2024	\$11,711.09	\$1,522.44	\$0.00	\$1,756.66	\$0.00	\$2,108.00	\$2,763.82
TOTAL AMOUNT DUE		\$13,233.53		\$13,467.75		\$16,582.91	

NOTICE OF SECTION 33.07

Pursuant to Section 33.07, Texas Property Tax Code, taxes that remain delinquent on July 1st of the year in which they become delinquent incur an additional penalty, in the amount of up to 20% of the taxes, penalty, and interest due, to defray the cost of collection.

NOTICE TO TAXPAYER AGE 65 OR OLDER. IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED AND THE PROPERTY DESCRIBED IN THE DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF TAXES.

If you are in bankruptcy, this notice is only for the purpose of notifying you of the current status of your account and is not an attempt to collect your account.

IF THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE IRVING I.S.D. REGARDING A RIGHT YOU MAY HAVE TO ENTER INTO AN INSTALLMENT AGREEMENT DIRECTLY WITH THE IRVING I.S.D. FOR THE PAYMENT OF THESE TAXES.

THE TAXES ON THIS PROPERTY ARE DELINQUENT. THE PROPERTY IS SUBJECT TO A LIEN FOR THE DELINQUENT TAXES. IF THE DELINQUENT TAXES ARE NOT PAID, THE LIEN MAY BE FORECLOSED ON.

If this account is under legal action additional fees may be due.

PLEASE DETACH AND RETURN BOTTOM PORTION WITH YOUR PAYMENT

IRVING I.S.D. TAX OFFICE

ACCOUNT NUMBER	DATE OF BILL	PAY AMOUNT SHOWN FOR MONTH OF PAYMENT		
		DURING MAY 2025	DURING JUNE 2025	DURING JULY 2025
325376500101D0000	05/08/2025	\$13,233.53	\$13,467.75	\$16,582.91

To pay your taxes online with an e-check, credit card & debit card visit website www.irvingisd.net/taxoffice there is \$1.00 fee to pay with e-check, 2.3% with credit card & 1% with debit card. You can also pay over the phone with a credit card or debit card at 866-539-2020. Use bureau code 4921694. Again the fee to pay with credit card is 2.3% & debit card is 1%.

**AMOUNT OF
YOUR CHECK**



MAKE PAYMENT TO:

Irving I.S.D.
P.O. Box 152021
Irving, TX 75015-2021

180



BELTLINE/AIRPORT FREEWAY JOINT
%CENCOR REALTY SERVICES INC
3012 MAPLE AVE STE 500
DALLAS TX 75201

2024 TAX STATEMENT



CHERYLYN ELZY, RTA
IRVING ISD TAX ASSESSOR - COLLECTOR
P.O. BOX 152021
IRVING, TX 75015
(972) 600-5450

Certified Owner:

BELTLINE/AIRPORT FREEWAY JOINT
%CENCOR REALTY SERVICES INC
3012 MAPLE AVE STE 500
DALLAS, TX 75201-0000

Legal Description:

TARGET ADDN REPLAT
BLK 1 LT 1D ACS 0.7034
INT200900083700 DD09112003 CO-DC
5376500101D00 1CI53765001

Legal Acres: .0000**Parcel Address:** 2400 N BELTLINE RD, CI**Account No:** 325376500101D0000**As of Date:** 05/06/2025 **Print Date:** 05/06/2025

IRVING ISD		TAXPAYERS AGE 65 AND OVER MAY PAY IN 4 INSTALLMENTS.
Market Value	1,152,780	
Homesite Land	367,680	TAXES ARE DUE UPON RECEIPT. TAXES WILL BECOME DELINQUENT FEBRUARY 01, 2025. PENALTY AND INTEREST WILL BE ADDED MONTHLY BEGINNING FEBRUARY 01, 2025.
Improvement	785,100	
Agricultural Land	0	
Improvement	0	
Non-Qualify Land	0	
Improvement	0	
Appraised Value	1,152,780	
Assessed Value (100%)	1,152,780	
Exemptions		
Net Taxable Value	1,152,780	
Tax Rate Per \$100	1.015900	AMOUNT DUE IF PAID BY: June 02, 2025 13% \$13,233.53 September 01, 2025 19 + 20% \$16,723.44 June 30, 2025 15% \$13,467.75 September 30, 2025 20 + 20% \$16,863.97 July 31, 2025 18 + 20% \$16,582.91 October 31, 2025 21 + 20% \$17,004.50
Tax Due	\$11,711.09	
TOTAL TAXES DUE:	\$11,711.09	

School Information:

IRVING ISD 2024 M&O .71790000 I&S .29800000 Total 1.0159000 2023 M&O .72790000 I&S .30020000 Total 1.0281000

TAXPAYERS AGE 65 AND OVER MAY PAY IN 4 INSTALLMENTS.

PLEASE CUT AT THE DOTTED LINE AND RETURN THIS PORTION WITH YOUR PAYMENT.

9.1.22

ACCOUNT NUMBER	DATE OF BILL	BY July 31, 2025	BY June 30, 2025	BY June 02, 2025
325376500101D0000	05/06/2025	\$16,582.91	\$13,467.75	\$13,233.53

PLEASE NOTE YOUR ACCOUNT NUMBER ON YOUR CHECK AND MAKE CHECKS PAYABLE TO:

IRVING ISD
P.O. BOX 152021
IRVING, TX 75015-2021



325376500101D0000

BELTLINE/AIRPORT FREEWAY JOINT
%CENCOR REALTY SERVICES INC
3012 MAPLE AVE STE 500
DALLAS, TX 75201-0000

AMOUNT PAID:

\$ _____.



DALLAS COUNTY TAX OFFICE
JOHN R. AMES, CTA
TAX ASSESSOR/COLLECTOR

500 Elm Street, Suite 3300
Dallas, Texas 75202
www.dallascounty.org/tax | 214-653-7811
email: propertytax@dallascounty.org

2024 TAX STATEMENT



BELTLINE/AIRPORT FREEWAY JOINT
%CENCOR REALTY SERVICES INC
3012 MAPLE AVE STE 500
DALLAS, TX 75201-0000

Account: 325376500101D0000

Property Description:

2400 N BELTLINE RD, CI

TARGET ADDN REPLAT
BLK 1 LT 1D ACS 0.7034
INT200900083700 DD09112003 CO-DC
5376500101D00 1CI53765001

Land Value:	367,680
Improvement Value:	785,100
Market Value:	1,152,780

Statement Date: June 13, 2025

Jurisdiction	Taxable Value	Tax Rate	Tax Due
DALLAS COUNTY	1,152,780	.215500	\$2,484.24
PARKLAND HOSP	1,152,780	.212000	\$2,443.89
DALLAS COLL	1,152,780	.105595	\$1,217.28
IRVING CTY	1,152,780	.589100	\$6,791.03
			\$12,936.44

Previous payment on account: \$12,936.44

Pay taxes online at:
www.dallascounty.org/tax



Total Due If Paid By June 30, 2025
\$0.00

Your check may be converted to electronic funds transfer
Return This Portion With Your Payment

Account: 325376500101D0000

2 030205030706050000010001140000000012400000000009

IF PAID IN	P&I	TOTAL DUE
JUL		\$0.00
AUG		\$0.00

Total Due If Paid By June 30, 2025
\$0.00
Amount Paid: \$_____.

Remit To:
John R. Ames, CTA
P O Box 139066
Dallas, Texas 75313-9066

BELTLINE/AIRPORT FREEWAY JOINT
%CENCOR REALTY SERVICES INC
3012 MAPLE AVE STE 500
DALLAS, TX 75201-0000



IMPORTANT INFORMATION & TAXPAYER RESPONSIBILITIES

The following information is provided to better assist our taxpayers.

Taxes for the current year (2024) are due and payable in full on October 1, and are delinquent if not paid on or before January 31. State law requires that penalty and interest be charged on taxes paid after January 31. Penalty and interest to be added for delinquent payments are as follows, additional 12% interest per annum thereafter.

Delinquent Penalty and Interest Schedule

February	7%	May	13%	August	19%	November	22%
March	9%	June	15%	September	20%	December	23%
April	11%	July	18%	October	21%	January	24%

IF YOU ARE 65 YEARS OF AGE OR OLDER OR ARE DISABLED, AND YOU OCCUPY THE PROPERTY DESCRIBED IN THIS DOCUMENT AS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE APPRAISAL DISTRICT REGARDING ANY ENTITLEMENT YOU MAY HAVE TO A POSTPONEMENT IN THE PAYMENT OF THESE TAXES.

Taxpayers with an over 65 or disabled exemption qualify for an installment payment plan on their residence homestead. Please contact the Customer Care Center prior to January 31 for details at 214-653-7811.

Dallas County Tax Office

Customer Care Center
214-653-7811

Questions regarding:

- Tax amounts
- Due dates
- Tax Rates
- Statements



**Make checks payable John R. Ames, CTA,
and remit to: Tax Assessor/Collector
P O Box 139066
Dallas, TX 75313-9066**

Pay taxes, print statements and payment information at:

www.dallascounty.org/tax



Pay by echeck at no additional cost



Card Processor convenience fees are
applicable on Credit/Debit transactions

Pay by Phone 800-831-3147

- The Tax Assessor/Collector **does not** have legal authority to **forgive or waive** any **penalty or interest charges**.
- Delinquent **Real Property** taxes not paid prior to **July 1** are subject to an additional penalty, up to 20%, as provided under section 33.07 of the Texas Property Tax Code.
- Delinquent **Business Personal Property** taxes not paid prior to **April 1** are subject to an additional penalty, up to 20%, as provided under section 33.11 of the Texas Property Tax Code.
- Payments by mail are credited according to the **U.S. Postmark (not meters)**. Those bearing postmarks past deadlines will incur full penalty and interest charges.
- Payments made by mail on (or shortly before) January 31 could delay the processing of your payment.
- If you receive a tax statement that should be paid by your mortgage company, contact your Mortgage Company immediately.
- Failure to receive a tax statement does not relieve the property owner of the tax, penalty or interest liability. If you did not receive a statement for each piece of property you own - **NOW** is the time to inquire about your other statements.
- Property taxes in Texas are assessed at 100% of market value by the appraisal district as of January 1 of each year and cover a period of one year from that date (January - December).
- A \$30 fee is added to returned items.
- Partial payments are accepted.

Appraisal Districts

Questions regarding:

- Address Corrections
- Exemptions (free of charge)
- Incorrect City or School District
- Ownership (if you don't own)
- Property Descriptions
- Value

Appraisal Districts are separate local agencies and are not part of County Government or the Dallas County Tax Office.

Name:

Dallas Central Appraisal District
Collin Central Appraisal District
Denton Central Appraisal District
Ellis Appraisal District
Kaufman Central Appraisal District
Rockwall Central Appraisal District
Tarrant Appraisal District

Online:

www.dallascad.org
www.collincad.org
www.dentoncad.com
www.elliscad.org
www.kaufman-cad.org
www.rockwallcad.com
www.tad.org

Phone:

214-631-0910
469-742-9200 or 866-467-1110
940-349-3800
972-937-3552 or 866-348-3552
972-932-6081
972-771-2034
817-284-0024

DALLAS COUNTY TAX ASSESSOR/COLLECTOR

John R. Ames



Payment Information



JOHN R. AMES, CTA
DALLAS COUNTY TAX ASSESSOR/COLLECTOR
1201 ELM STREET, SUITE 2600
DALLAS, TX 75270

Year 2004 to Present

Account No.: 325376500101D0000

Receipt Date	Payment Amount	Tax Year Paid	Payer
2024-01-30	\$13,076.51	2023	OTB ACQUISITION LLC
2023-01-25	\$13,481.93	2022	BELTLINE/AIRPORT FREEWAY JOINT
2022-01-25	\$13,558.23	2021	BELTLINE/AIRPORT FREEWAY JOINT
2021-01-28	\$13,820.13	2020	BELTLINE/AIRPORT FREEWAY JOINT
2020-01-30	\$13,895.84	2019	BELTLINE/AIRPORT FREEWAY JOINT
2019-01-28	\$14,006.72	2018	BELTLINE/AIRPORT FREEWAY JOINT
2018-01-26	\$14,009.39	2017	OTB ACQUISITION LLC
2017-01-31	\$13,986.61	2016	BELTLINE/AIRPORT FREEWAY JOINT
2016-01-31	\$14,076.72	2015	BELTLINE/AIRPORT FREEWAY JOINT
2015-01-28	\$14,089.32	2014	BELTLINE/AIRPORT FREEWAY JOINT
2014-01-30	\$10,164.36	2013	BELTLINE/AIRPORT FREEWAY JOINT
2013-01-31	\$10,080.06	2012	OTB ACQUISITION LLC
2012-01-30	\$9,920.64	2011	BELTLINE/AIRPORT FREEWAY JOINT
2011-01-28	\$9,734.46	2010	BELTLINE/AIRPORT FREEWAY JOINT
2010-01-27	\$9,274.96	2009	BELTLINE/AIRPORT FREEWAY JOINT
2009-01-31	\$4,387.46	2008	OWNER PAID
2009-01-30	\$4,678.24	2008	BELTLINE AIRPORT FREEWAY JOINT
2008-01-31	\$4,387.46	2007	OWNER PAID
2008-01-30	\$4,603.46	2007	BELTLINE AIRPORT FREEWAY JOINT
2007-01-26	\$4,471.40	2006	BELTLINE AIRPORT FREEWAY JOINT
2007-01-23	\$4,422.70	2006	OWNER PAID
2006-01-27	\$3,980.44	2005	OWNER PAID
2006-01-25	\$4,030.56	2005	BELTLINE AIRPORT FREEWAY JOINT
2005-01-27	\$3,980.44	2004	SPINDLEMEDIA
2005-01-25	\$3,949.63	2004	BELTLINE AIRPORT FREEWAY JOINT

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Dallas, Texas 75202
214-653-7811

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