

2025 Certified Values are now live!

Property Details

Account		
Property ID:	2072001	Geographic ID: R-3962-00G-0240-1
Type:	R	
Property Use:		Condo:
Location		
Situs Address:	1409 BERKLEY RD ALLEN, TX 75002	
Map ID:	099.M	
Legal Description:	BETHANY CREEK ESTATES PHASE B (CAL), BLK G, LOT 24	
Abstract/Subdivision:	S3962	
Neighborhood:	(N3475) BETHANY CREEK ESTS A,B	
Owner		
Owner ID:	1371534	
Name:	JOHNSON STEPHEN & KYLE GILSTRAP	
Agent:		
Mailing Address:	1409 BERKLEY RD ALLEN, TX 75002-3644	
% Ownership:	100.0%	
Exemptions:	DV1 - HS - For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$355,646 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$115,000 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$0 (+)
Value Method:	C
Market Value:	\$470,646 (=)
Agricultural Value Loss:	\$0 (-)
Appraised Value:	\$470,646 (=)
HS Cap Loss:	\$0 (-)
Circuit Breaker:	\$0 (-)
Assessed Value:	\$470,646
Ag Use Value:	\$0

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents.

Taxing Entities

For more information regarding proposed
tax rates, adopted tax rates, and tax
estimates visit: CollinTaxes.org

Entity	Description	Market Value	Taxable Value	Freeze Ceiling
CAL	ALLEN CITY	\$470,646	\$442,114	N/A
GCN	COLLIN COUNTY	\$470,646	\$442,114	N/A
JCN	COLLIN COLLEGE	\$470,646	\$371,517	N/A
SAL	ALLEN ISD	\$470,646	\$325,646	N/A

Property Improvement - Building

Type: Residential **Living Area:** 2315.0 sqft **Value:** \$355,646

Type	Description	Class CD	Year Built	SQFT
MA	Main Area	R04	2000	2315
AG	Attached Garage	R04	2000	404
CP	Covered Porch/Patio	R04	2000	15

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
A1	Residential Single Family					\$115,000	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	\$355,646	\$115,000	\$0	\$470,646	\$0	\$470,646
2024	\$349,841	\$115,000	\$0	\$464,841	\$0	\$464,841
2023	\$346,568	\$115,000	\$0	\$461,568	\$92,635	\$368,933
2022	\$314,367	\$95,000	\$0	\$409,367	\$73,973	\$335,394
2021	\$239,904	\$65,000	\$0	\$304,904	\$0	\$304,904
2020	\$219,574	\$65,000	\$0	\$284,574	\$0	\$284,574
2019	\$228,819	\$65,000	\$0	\$293,819	\$2,514	\$291,305
2018	\$215,536	\$65,000	\$0	\$280,536	\$15,713	\$264,823
2017	\$196,675	\$55,000	\$0	\$251,675	\$10,927	\$240,748

Property Deed History

For copies of deed documents, please see the [Collin County Clerk's Office Records Search \(https://collin.tx.publicsearch.us/\)](https://collin.tx.publicsearch.us/)

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
6/25/2025	WD	Warranty Deed	BURKHALTER WESLEY & JENNIFER	JOHNSON STEPHEN & KYLE GILSTRAP			2025000080494
12/4/2023	WD	Warranty Deed	BRECKENRIDGE PROPERTY FUND 2016 LLC	BURKHALTER WESLEY & JENNIFER			2023000138754
7/17/2023	WDNL	Warranty Deed / No Letter	WHITE KNIGHT EQUITY PARTNERS LLC &	BRECKENRIDGE PROPERTY FUND 2016 LLC			2023000080219

2025 Notice of Appraised Value

COLLIN CENTRAL APPRAISAL DISTRICT
250 ELDORADO PKWY
MCKINNEY, TX 75069-8023

Phone: 469.742.9200 866.467.1110

Property ID: 2072001
Ownership %: 100.00
Geo ID: R-3962-00G-0240-1
Legal: BETHANY CREEK ESTATES PHASE B (CAL), BLK G, LOT 24
Legal Acres:
Situs: 1409 BERKLEY RD ALLEN, TX 75002
Appraiser: CEC
Owner ID: 1303674
Efile PIN: XXXXXXXXXXXXXXXXXXXXXXXXXX

DATE OF NOTICE: April 15, 2025

Property ID: 2072001 - R-3962-00G-0240-1
 BURKHALTER WESLEY & JENNIFER
 1409 BERKLEY RD
 ALLEN, TX 75002-3644

Dear Property Owner,
 We have appraised the property listed above for the tax year 2025. As of January 1, our appraisal is outlined below.

Appraisal Information	Last Year - 2024	Proposed - 2025
Market Value of Improvements (Structures / Buildings, etc.)	349,841	355,646
Market Value of Non Ag/Timber Land	115,000	115,000
Market Value of Ag/Timber Land	0	0
Market Value of Personal Property/Minerals	0	0
Total Market Value	464,841	470,646
Productivity Value of Ag/Timber Land	0	0
Appraised Value** (possible limitations, see below)	464,841	470,646
Exemptions (DV - Disabled Vet; DP-Disabled Person; HS-Homestead; OV65 - Over 65)	DV1, HS	DV1, HS

2024 Exemption Amount	2024 Taxable Value	Taxing Unit	2025 Proposed Appraised Value	2025 Exemption Amount	2025 Taxable Value
28,242	436,599	ALLEN CITY	470,646	28,532	442,114
28,242	436,599	COLLIN COUNTY	470,646	28,532	442,114
97,968	366,873	COLLIN COLLEGE	470,646	99,129	371,517
105,000	359,841	ALLEN ISD	470,646	105,000	365,646

Scan the QR code below to schedule an in-person informal review of your appraised value with the appraisal staff.

CollinCAD.org/informal



See the "Informal Appraisal Review" insert for more information.

The difference between the 2020 appraised value and the 2025 appraised value is 65.39%.

** Your residence homestead is protected from future appraisal value increases in excess of 10% per year PLUS the value of any new improvements. An (*) next to the Taxing Unit name indicates a tax ceiling exists for that taxing unit. If you qualified your home for an age 65 and older or disabled person homestead exemption for school taxes, the school taxes on that home cannot increase as long as you own and live in that home. The tax ceiling is the amount that you pay in the year that you qualified for the 65 and older or disabled person exemption. The school taxes on your home may not go above the amount of the ceiling, unless you improve the home (other than normal repairs and maintenance).

You or your property may qualify for one of these residence homestead exemptions, if not already indicated above. Visit our website or contact our office for more information.
 HS – General Residence Homestead
 OV65 – Age 65 Or Older, or Surviving Spouse
 DP – Disabled Person
 DVHS – 100 Percent Disabled Veteran, or Surviving Spouse
 MASSS – Surviving Spouse of Member of Armed Forces Killed In Action
 FRSS – Surviving Spouse of First Responder Killed in the Line of Duty

LOCAL PROPERTY TAX DATABASE

Visit Texas.gov/PropertyTaxes to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information regarding the amount of taxes that each entity that taxes your property will impose if the entity adopts its proposed tax rate. Your local property tax database will be updated regularly during August and September as local elected officials propose and adopt the property tax rates that will determine how much you pay in property taxes.

A property owner may request from the county assessor-collector for the county in which the property is located or, if the county assessor-collector does not assess taxes for the county, the person who assesses taxes for the county under Section 6.24(b), contact information for the assessor for each taxing unit in which the property is located, who must provide the information described by this subsection to the owner on request.

County Tax Assessor-Collector: Collin County Tax Office PO Box 8046, McKinney TX 75070 972.547.5020

A property owner may register on the appraisal district's internet website, if the appraisal district maintains an internet website, to have notifications regarding updates to the property tax database delivered to the owner by e-mail.

**You may qualify for the real property other than residence homestead circuit breaker limitation if your property's appraised value is not more than the amount determined under Tax Code Section 23.231 Subsection (j) for the tax year in which the property first qualified. Under Section 23.231, Tax Code, for the 2024, 2025, and 2026 tax years, the appraised value of real property other than a residence homestead for ad valorem tax purposes may not be increased by more than 20 percent each year, with certain exceptions. The circuit breaker limitation provided under Section 23.231, Tax Code, expires December 31, 2026. Unless this expiration date is extended by the Texas Legislature, beginning in the 2027 tax year, the circuit breaker limitation provided under Section 23.231, Tax Code, will no longer be in effect and may result in an increase in ad valorem taxes imposed on real property previously subject to the limitation.

The governing body of each unit decides whether or not property taxes will increase. The appraisal district only determines the value of your property. The Texas Legislature does not set the amount of your local taxes. Your property tax burden is decided by your locally elected officials, and all inquiries concerning your taxes should be directed to those officials.

Property owners who file a notice of protest with the Appraisal Review Board (ARB) may request an informal conference with the appraisal district to attempt to resolve a dispute prior to a formal ARB hearing. In counties with populations of 1 million or more, property owners may request an ARB special panel for certain property protests.

To file a protest, you must file a written protest with the ARB. To file a written protest, complete the Notice of Protest form by following the instructions included in the form and, no later than the deadline indicated below, mail or deliver the form to the ARB at the address indicated below. The ARB will notify you of the date & time of your hearing.

Deadline for filing a protest: May 15, 2025
Location of Hearings: 250 Eldorado Pkwy, McKinney TX 75069
ARB will begin hearings: May 22, 2025

Enclosed are copies of the following documents published by the Texas Comptroller of Public Accounts: (1) Taxpayer Assistance Pamphlet; and (2) Notice of Protest form. If you have any questions or need more information, please contact the appraisal district office at the phone numbers or at the address shown above.

Marty Wright, Chief Appraiser



DUPLICATE RECEIPT

DATE: 11/19/25
ACCOUNT: R396200G02401
OWNER: JOHNSON STEPHEN & KYLE GILSTRAP
PARCEL ADDRESS: 0001409 BERKLEY RD
EXEMPTION CODES: HS001 OH DV001
LAWSUIT:
BKRPTCY:

LEGAL: BETHANY CREEK ESTATES PHASE B
(CAL)
BLK G
LOT 24
PIDN: 2072001
ACRES: 0

SELECT PORTFOLIO SERVICING INC
901 CORPORATE CENTER DR
POMONA CA 91768

RECEIPT #: 52152485

CHECK #: WIRE

DEPOSIT #: 202301059856-2022/scline@colli

YEAR	TAXING ENTITIES	TAXABLE VALUE	TAX RATE PER \$100	PAY TYPE	DATE PAID	BASE TAX PAID	PENALTY & INTEREST PAID
2022	COLLIN COUNTY	\$314,926.00	0.152443	L	1/5/23	\$480.08	\$0.00
2022	ALLEN CITY	\$335,394.00	0.421200	L	1/5/23	\$1,412.68	\$0.00
2022	ALLEN ISD	\$295,394.00	1.330400	L	1/5/23	\$3,929.92	\$0.00
2022	COLLIN COLLEGE	\$330,394.00	0.081220	L	1/5/23	\$268.35	\$0.00

AMOUNT TENDERED \$6,091.03

AMOUNT PAID

BASE TAX \$6,091.03

TOTAL PAID \$6,091.03

PAYER: SELECT PORTFOLIO SERVICING INC
901 CORPORATE CENTER DR
POMONA CA 91768

REMAINING AMOUNT DUE
AS OF 11/19/25
6,464.68

Collin County
SCOTT GRIGG
P.O. Box 8046
McKinney, TX 75070
972-547-5020

OWNER: JOHNSON STEPHEN & KYLE GILSTRAP
2072001

***** THIS IS A RECEIPT *****

ACCOUNT: R396200G02401

REMAINING AMOUNT DUE
AS OF 11/19/25
6,464.68

Scott Grigg
Tax Assessor/Collector
Collin County
 P.O. Box 8046
 McKinney, TX 75070



Physical Location:
2300 Bloomdale Road Ste. 2324
McKinney, TX 75071
Ph: 972-547-5020

TAX STATEMENT 2025+

1
V1.1

STATEMENT DATE: 11/19/2025
ACCOUNT: R396200G02401

LEGAL: BETHANY CREEK ESTATES PHASE B (CAL)
BLK G
LOT 24

OWNER: JOHNSON STEPHEN & KYLE GILSTRAP **PIDN: 2072001**
PARCEL ADDRESS: 0001409 BERKLEY RD **ACRES: 0**
EXEMPTION CODES: HS001 OH DV001

LAND VALUE	IMPROVEMENT VAL	APPRAISED VALUE			
115,000	355,646	470,646			
TAXING ENTITIES	EXEMPTION AMOUNT	TAXABLE VALUE	TAX RATE PER \$100	BASE TAX	PENALTY & INTEREST
COLLIN COUNTY	28,532	442,114	0.149343	660.27	0.00
ALLEN CITY	28,532	442,114	0.415400	1836.54	0.00
ALLEN ISD	145,000	325,646	1.125800	3666.12	0.00
COLLIN COLLEGE	99,129	371,517	0.081220	301.75	0.00
			SUBTOTAL	6,464.68	0.00
			PRIOR YEARS	0.00	
			TOTAL AMOUNT DUE	6,464.68	

This top portion and your canceled check will serve as your receipt.

^ Detach on perforation and return this portion with your check payable to:

Collin County
P.O. Box 8046
McKinney, TX 75070
972-547-5020

TOTAL AMOUNT DUE
\$6,464.68

^^AMOUNT DUE ON RECEIPT^^

OWNER: JOHNSON STEPHEN & KYLE GILSTRAP
2072001

ACCOUNT: R396200G02401 2025+

JOHNSON STEPHEN & KYLE GILSTRAP
1409 BERKLEY RD
ALLEN TX 75002-3644

<u>IF PAID IN</u>	<u>AMOUNT DUE</u>
DEC	6,464.68
JAN	6,464.68
FEB	6,917.22
MAR	7,046.51
APR	7,175.79
MAY	7,305.08

20250R396200G0240100006464680000646468000064646800000000000001