



Address: [525 COMMERCE ST](#)
City: SOUTHLAKE
Georeference: 7852-A-5
Subdivision: COMMERCE BUSINESS PARK ADDN
Neighborhood Code: WH-Commerce Business Park

Latitude: 32.934718468
Longitude: -97.1041935567
TAD Map: 2120-460
MAPSCO: TAR-027K



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: COMMERCE BUSINESS PARK
ADDN Block A Lot 5

Jurisdictions:	Site Number: 80525504
CITY OF SOUTHLAKE (022)	Site Name: INSIGHT MERCHANDISING
TARRANT COUNTY (220)	Site Class: WHFlex - Warehouse-Flex/Multi-Use
TARRANT COUNTY HOSPITAL (224)	Parcels: 1
TARRANT COUNTY COLLEGE (225)	Primary Building Name: INSIGHT MERCHANDISING / 06000576
GRAPEVINE-COLLEYVILLE ISD (906)	State Code: F1
State Code: F1	Primary Building Type: Commercial
Year Built: 1995	Gross Building Area +++ : 19,950
Personal Property Account: N/A	Net Leasable Area +++ : 19,950
Agent: None	Percent Complete: 100%
Notice Sent Date: 5/1/2025	Land Sqft * : 54,240
Notice Value: \$2,094,750	Land Acres * : 1.2451
Protest Deadline Date: 5/31/2024	Pool: N

+++ Rounded.

* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner: SHITAKE 287 LLC	Deed Date: 2/13/2025
Primary Owner Address: 2102 VAQUERO CLUB DR WESTLAKE, TX 76262-9077	Deed Volume:
	Deed Page:
	Instrument: D225024886

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CPUS SOUTHLAKE II LP	7/29/2021	D221219295		
525 COMMERCE STREET LP	12/14/2018	D218274021		
MANFREDINI MONICA;MANFREDINI VINCENT	9/26/2014	D214212313		
ROZES PETER	2/23/2013	D213043716	0000000	0000000
ROZES KERRY;ROZES PETER	5/31/2005	D205160794	0000000	0000000
RAM INTERESTS LP	10/1/1997	00130370000183	0013037	0000183
PACK RANDY L	3/15/1994	00115020001496	0011502	0001496
PACIFIC SOUTHWEST BANK FSB	2/5/1991	00101650002255	0010165	0002255
STACY J R	1/1/1986	00086260002274	0008626	0002274

VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised ⁺
2025	\$1,796,430	\$298,320	\$2,094,750	\$2,094,750
2024	\$1,501,680	\$298,320	\$1,800,000	\$1,800,000
2023	\$1,501,680	\$298,320	\$1,800,000	\$1,800,000
2022	\$1,614,041	\$298,320	\$1,912,361	\$1,912,361
2021	\$1,431,250	\$298,320	\$1,729,570	\$1,729,570
2020	\$1,431,250	\$298,320	\$1,729,570	\$1,729,570

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

EXEMPTIONS / SPECIAL APPRAISAL

There are no exemptions for this property

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.