



Address: [2890 MARKET LOOP](#)
City: SOUTHLAKE
Georeference: 7852-B-3
Subdivision: COMMERCE BUSINESS PARK ADDN
Neighborhood Code: WH-Commerce Business Park

Latitude: 32.9355257404
Longitude: -97.1051981847
TAD Map: 2120-460
MAPSCO: TAR-027K



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

PROPERTY DATA

Legal Description: COMMERCE BUSINESS PARK
ADDN Block B Lot 3

Jurisdictions:

CITY OF SOUTHLAKE (022)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
GRAPEVINE-COLLEYVILLE ISD (906)

State Code: F1

Year Built: 1998

Personal Property Account: [14345639](#)

Agent: SOUTHLAND PROPERTY TAX CONSULTANTS INC (00344)

Notice Sent Date: 4/15/2025

Notice Value: \$1,631,292

Protest Deadline Date: 5/31/2024

Site Number: 80525571

Site Name: GERMAN DELI.COM

Site Class: WHStorage - Warehouse-Storage

Parcels: 1

Primary Building Name: GERMAN DELI.COM / 06000649

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 15,066

Net Leasable Area⁺⁺⁺: 15,066

Percent Complete: 100%

Land Sqft^{*}: 42,122

Land Acres^{*}: 0.9669

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:

PERAZZI PROPERTIES LLC

Primary Owner Address:

624 ORLEANS DR
SOUTHLAKE, TX 76092

Deed Date: 7/25/2016

Deed Volume:

Deed Page:

Instrument: [D216166362](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CAROL IRREVOCABLE TRUST THE	2/19/2014	D214034902	0000000	0000000
LARIX COPIA LLC	11/15/2013	D213298715	0000000	0000000
CALDWELL K;CALDWELL T DE MONT	7/2/2012	D212160820	0000000	0000000
H K MARVIN LTD PRTNSHP	7/24/2008	D208278020	0000000	0000000
MARVIN H K	2/5/1999	00147500000511	0014750	0000511
RAM INTERESTS LP	1/4/1999	00147500000493	0014750	0000493
MARVIN CHARIT REM UNITRUST	10/13/1995	00121580001218	0012158	0001218
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	00086220002274	0008622	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	\$1,399,621	\$231,671	\$1,631,292	\$1,319,782
2024	\$868,147	\$231,671	\$1,099,818	\$1,099,818
2023	\$868,147	\$231,671	\$1,099,818	\$1,099,818
2022	\$853,081	\$231,671	\$1,084,752	\$1,084,752
2021	\$822,949	\$231,671	\$1,054,620	\$1,054,620
2020	\$822,949	\$231,671	\$1,054,620	\$1,054,620

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

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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.