

# Tarrant Appraisal District Property Information | PDF Account Number: 06000649

### Address: 2890 MARKET LOOP

City: SOUTHLAKE Georeference: 7852-B-3 Subdivision: COMMERCE BUSINESS PARK ADDN Neighborhood Code: WH-Commerce Business Park

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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: Site Number: 80525571 CITY OF SOUTHLAKE (022) Site Name: GERMAN DELI.COM **TARRANT COUNTY (220)** Site Class: WHStorage - Warehouse-Storage **TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225)** Parcels: 1 GRAPEVINE-COLLEYVILLE ISD (906) Primary Building Name: GERMAN DELI.COM / 06000649 State Code: F1 Primary Building Type: Commercial Year Built: 1998 Gross Building Area+++: 15,066 Personal Property Account: 14345639 Net Leasable Area+++: 15,066 Agent: SOUTHLAND PROPERTY TAX CONSUPERCENT OF MORE 4100% Notice Sent Date: 4/15/2025 Land Sqft\*: 42,122 Notice Value: \$1,631,292 Land Acres<sup>\*</sup>: 0.9669 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: PERAZZI PROPERTIES LLC Primary Owner Address: 624 ORLEANS DR SOUTHLAKE, TX 76092

Deed Date: 7/25/2016 Deed Volume: Deed Page: Instrument: D216166362

Latitude: 32.9355257404

TAD Map: 2120-460 MAPSCO: TAR-027K

Longitude: -97.1051981847

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CAROL IRREVOCABLE TRUST THE	2/19/2014	D214034902	000000	0000000
LARIX COPIA LLC	11/15/2013	D213298715	000000	0000000
CALDWELL K;CALDWELL T DE MONT	7/2/2012	D212160820	000000	0000000
H K MARVIN LTD PRTNSHP	7/24/2008	D208278020	000000	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

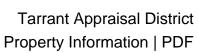
Pending indicates that the property record has not yet been completed for the indicated tax year.

+ 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.