



Address: [2305 E SOUTHLAKE BLVD](#)
City: SOUTHLAKE
Georeference: 32204-1-3
Subdivision: PERRY/ALLEN ADDITION
Neighborhood Code: Food Service General

Latitude: 32.939985809
Longitude: -97.1151638892
TAD Map: 2114-460
MAPSCO: TAR-026M



Google Map or type unknown

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

PROPERTY DATA

Legal Description: PERRY/ALLEN ADDITION Block
1 Lot 3 SCHOOL BNDRY SPLIT

Jurisdictions:

CITY OF SOUTHLAKE (022)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
CARROLL ISD (919)

Site Number: 80757847

Site Name: BLACK ROCK COFFEE BAR

Site Class: FSFastFood - Food Service-Fast Food Restaurant

Parcels: 2

Primary Building Name: BLACK ROCK COFFEE BAR / 07321899

State Code: F1

Primary Building Type: Commercial

Year Built: 1999

Gross Building Area+++ : 0

Personal Property Account: N/A

Net Leasable Area+++ : 0

Agent: None

Percent Complete: 100%

Notice Sent Date: 4/15/2025

Land Sqft* : 1,307

Notice Value: \$20,912

Land Acres* : 0.0300

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:

PICKERING PROPERTY LLC

Primary Owner Address:

8800 N MERCER WAY
MERCER ISLAND, WA 98040

Deed Date: 3/31/2023

Deed Volume:

Deed Page:

Instrument: [D223076045](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|-------------------------------|-----------|----------------------------|-------------|-----------|
| PICKERING PROPERTY LLC | 12/1/2020 | D220316084 | | |
| 2305 SOUTHLAKE LLC | 1/23/2019 | D219013560 | | |
| LESLIE S WRIGHT LIV TR ETAL | 9/16/2009 | D210005466 | 0000000 | 0000000 |
| SOUTHLAKE KIMBALL VENTURE LTD | 1/1/1999 | 000000000000000 | 0000000 | 0000000 |

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 | \$0 | \$20,912 | \$20,912 | \$20,912 |
| 2024 | \$0 | \$20,912 | \$20,912 | \$20,912 |
| 2023 | \$0 | \$20,912 | \$20,912 | \$20,912 |
| 2022 | \$0 | \$20,912 | \$20,912 | \$20,912 |
| 2021 | \$0 | \$20,912 | \$20,912 | \$20,912 |
| 2020 | \$0 | \$20,912 | \$20,912 | \$20,912 |

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.