



Address: [1200 WILLIAM D TATE AVE](#)
City: GRAPEVINE
Georeference: 42403H-1-3R
Subdivision: TOWNE CENTER ADDITION #2
Neighborhood Code: Food Service General

Latitude: 32.9291444173
Longitude: -97.0861834597
TAD Map: 2126-456
MAPSCO: TAR-027R



Google Map or type unknown

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

PROPERTY DATA

Legal Description: TOWNE CENTER ADDITION #2
Block 1 Lot 3R

Jurisdictions: CITY OF GRAPEVINE (011) TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) GRAPEVINE-COLLEYVILLE ISD (906)	Site Number: 80762433 Site Name: FERRARIS ITALIAN VILLA Site Class: FSRest - Food Service-Full Service Restaurant Parcels: 1 Primary Building Name: FERRARIS ITALIAN VILLA / 07395876 Primary Building Type: Commercial Gross Building Area +++ : 10,603 Net Leasable Area +++ : 10,603 Percent Complete : 100%
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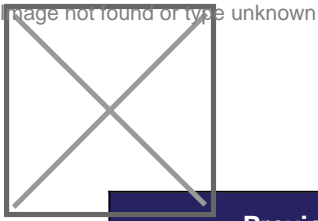
State Code: F1
Year Built: 2000
Personal Property Account: [12031291](#)
Agent: SOUTHLAND PROPERTY TAX CONSULTANTS INC (9034)
Notice Sent Date: 5/1/2025
Notice Value: \$2,649,923
Protest Deadline Date: 5/31/2024

Land Sqft : 100,311
Land Acres * : 2.3028
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: SECCHI SONS LP Primary Owner Address: 4016 DOME RD ADDISON, TX 75001-3111	Deed Date: 7/12/2006 Deed Volume: 0000000 Deed Page: 0000000 Instrument: D206215635
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Previous Owners	Date	Instrument	Deed Volume	Deed Page
NIK TWO INC	12/16/1999	00141480000386	0014148	0000386
GRAPEVINE/TATE JOINT VENTURE	1/1/1999	00000000000000	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	\$1,295,725	\$1,354,198	\$2,649,923	\$2,649,923
2024	\$1,063,286	\$1,354,198	\$2,417,484	\$2,417,484
2023	\$990,510	\$1,354,198	\$2,344,708	\$2,344,708
2022	\$925,802	\$1,354,198	\$2,280,000	\$2,280,000
2021	\$872,432	\$1,354,198	\$2,226,630	\$2,226,630
2020	\$872,432	\$1,354,198	\$2,226,630	\$2,226,630

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.