



Address: [1281 E STATE HWY 114](#)
City: SOUTHLAKE
Georeference: 16309A--3
Subdivision: GREENWAY-CARROLL ADDITION
Neighborhood Code: Food Service General

Latitude: 32.9488915528
Longitude: -97.132203372
TAD Map: 2108-464
MAPSCO: TAR-026C



Google Map or type unknown

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

PROPERTY DATA

Legal Description: GREENWAY-CARROLL
ADDITION Lot 3

Jurisdictions:

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

State Code: F1

Year Built: 2012

Personal Property Account: [14229981](#)

Agent: SOUTHLAND PROPERTY TAX CONSULTANTS INC (90344)

Notice Sent Date: 5/1/2025

Notice Value: \$3,204,317

Protest Deadline Date: 5/31/2024

Site Number: 80877120

Site Name: Il Calabrese

Site Class: FSRest - Food Service-Full Service Restaurant

Parcels: 1

Primary Building Name: Il Calabrese / 41509811

Primary Building Type: Commercial

Gross Building Area+++ : 7,101

Net Leasable Area+++ : 7,101

Percent Complete* : 100%

Land Sqft* : 50,188

Land Acres* : 1.1521

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:

SL/OR LLC

Primary Owner Address:

2102 E STATE HIGHWAY 114 SUITE 200
SOUTHLAKE, TX 76092

Deed Date: 6/26/2014

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D214137591](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PATRIZIO SOUTHLAKE LLC	10/4/2011	D211265400	0000000	0000000
SL/RENDA PROPERTIES LLC	4/28/2010	D210099124	0000000	0000000
GREENWAY-CARROLL ROAD PARTNERS LP	1/1/2010	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	\$2,602,061	\$602,256	\$3,204,317	\$3,204,317
2024	\$2,498,120	\$501,880	\$3,000,000	\$3,000,000
2023	\$2,409,530	\$501,880	\$2,911,410	\$2,911,410
2022	\$2,338,520	\$501,880	\$2,840,400	\$2,840,400
2021	\$2,338,520	\$501,880	\$2,840,400	\$2,840,400
2020	\$2,969,445	\$501,880	\$3,471,325	\$3,471,325

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.