



**Address:** [4809 RUFÉ SNOW DR](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** A1588-2A01A  
**Subdivision:** VANDUSEN, JOHN M SURVEY  
**Neighborhood Code:** 3H040A

**Latitude:** 32.8354964963  
**Longitude:** -97.2392740725  
**TAD Map:** 2078-424  
**MAPSCO:** TAR-051L



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** VANDUSEN, JOHN M SURVEY  
Abstract 1588 Tract 2A01A

**Jurisdictions:**  
CITY OF N RICHLAND HILLS (018)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
BIRDVILLE ISD (902)

**State Code:** A  
**Year Built:** 1963  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$393,439  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 04228456  
**Site Name:** VANDUSEN, JOHN M SURVEY-2A01A  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,653  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 21,780  
**Land Acres<sup>\*</sup>:** 0.5000  
**Pool:** Y

+++ Rounded.

\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

**OWNER INFORMATION**

**Current Owner:**  
LAVIGNE GUY  
**Primary Owner Address:**  
4809 RUFÉ SNOW DR  
FORT WORTH, TX 76180-7835

**Deed Date:** 9/8/1989  
**Deed Volume:** 0009698  
**Deed Page:** 0001484  
**Instrument:** 00096980001484

Previous Owners	Date	Instrument	Deed Volume	Deed Page
O'NEAL HOWARD E	12/31/1900	0000000000000000	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 <sup>+</sup>
2025	\$325,769	\$67,670	\$393,439	\$301,653
2024	\$325,769	\$67,670	\$393,439	\$274,230
2023	\$351,345	\$67,670	\$419,015	\$249,300
2022	\$259,962	\$46,827	\$306,789	\$226,636
2021	\$286,330	\$16,000	\$302,330	\$206,033
2020	\$278,490	\$16,000	\$294,490	\$187,303

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

- HOMESTEAD GENERAL 11.13(b)

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.