



Address: [5300 RUFÉ SNOW DR](#)
City: NORTH RICHLAND HILLS
Georeference: 39240-10-1
Subdivision: SNOW HEIGHTS NORTH ADDITION
Neighborhood Code: Food Service General

Latitude: 32.8459087409
Longitude: -97.2382297163
TAD Map: 2078-428
MAPSCO: TAR-051G



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SNOW HEIGHTS NORTH
ADDITION Block 10 Lot 1

Jurisdictions: CITY OF N RICHLAND HILLS (018) TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) BIRDEVILLE ISD (902)	Site Number: 80428282 Site Name: PCTC Fast Food Site Class: FSFastFood - Food Service-Fast Food Restaurant Parcels: 1 Primary Building Name: PCTC Fast Food / 04854772 Primary Building Type: Commercial Gross Building Area +++ : 2,490 Net Leasable Area +++ : 2,490 Percent Complete: 70% Land Sqft * : 22,500 Land Acres * : 0.5165 Pool: N
State Code: F1 Year Built: 2024 Personal Property Account: N/A Agent: AMBROSE AND ASSOCIATES (05329) Notice Sent Date: 5/1/2025 Notice Value: \$1,110,028 Protest Deadline Date: 5/31/2024	

+++ Rounded.

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

OWNER INFORMATION

Current Owner: LK POP DFW LLC Primary Owner Address: 10190 KATY FWY SUITE 350 HOUSTON, TX 77043	Deed Date: 6/21/2021 Deed Volume: Deed Page: Instrument: D221179305
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Previous Owners	Date	Instrument	Deed Volume	Deed Page
KADI PROPERTIES LLC	12/12/2016	D216294451		
RED RIVER PIZZA MANAGEMENT INC	3/3/2014	D214087230	0000000	0000000
KOLANDER PROPERTIES INC	11/16/1992	00108590000243	0010859	0000243
KOLANDER PAUL	11/14/1991	00104440001952	0010444	0001952
N P F MGT INC	3/22/1991	00102120001839	0010212	0001839
FIRST CITY TX/DALLAS	7/3/1990	00099710000494	0009971	0000494
SAL INC	12/31/1900	00074310001238	0007431	0001238
CUNNINGHAM ELBERT E	12/30/1900	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	\$885,028	\$225,000	\$1,110,028	\$1,110,028
2024	\$585,000	\$225,000	\$810,000	\$810,000
2023	\$527,580	\$225,000	\$752,580	\$752,580
2022	\$745,000	\$225,000	\$970,000	\$970,000
2021	\$624,313	\$281,250	\$905,563	\$905,563
2020	\$605,122	\$281,250	\$886,372	\$886,372

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.