



**Address:** [5198 RUFÉ SNOW DR](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 39240-13-1R  
**Subdivision:** SNOW HEIGHTS NORTH ADDITION  
**Neighborhood Code:** RET-North Richland Hills General

**Latitude:** 32.8433402763  
**Longitude:** -97.2380231811  
**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 13 Lot 1R

**Jurisdictions:**

CITY OF N RICHLAND HILLS (018)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
BIRDEVILLE ISD (902)

**Site Number:** 80877827

**Site Name:** SHOPPES AT CROWN POINTE

**Site Class:** RETNBHD - Retail-Neighborhood Shopping Center

**Parcels:** 2

**Primary Building Name:** SHOPPES AT CROWN POINTE / 05669499

**State Code:** F1

**Primary Building Type:** Commercial

**Year Built:** 1984

**Gross Building Area**<sup>+++</sup>: 33,496

**Personal Property Account:** Multi

**Net Leasable Area**<sup>+++</sup>: 33,496

**Agent:** P E PENNINGTON & CO INC (00051)

**Percent Complete:** 100%

**Notice Sent Date:** 4/15/2025

**Land Sqft**<sup>\*</sup>: 71,438

**Notice Value:** \$4,913,863

**Land Acres**<sup>\*</sup>: 1.6400

**Protest Deadline Date:** 6/17/2024

**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**

SHOPPES CROWN POINT LLC

**Primary Owner Address:**

6405 PEMBERTON DR  
DALLAS, TX 75230

**Deed Date:** 12/19/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224228483](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TEXAS INVESTORS LLC	2/10/2006	<a href="#">D206052057</a>	0000000	0000000
FLC PROPERTIES INC	8/10/2004	<a href="#">D204313012</a>	0000000	0000000
FOUNTAIN OF LIFE CHURCH WATAUG	8/1/2003	00170120000119	0017012	0000119
ASG NORTHWOOD PLAZA	9/14/1992	00107790000211	0010779	0000211
CAMBRIDGE NORTHWOOD ASSOC	12/2/1985	00083830001057	0008383	0001057
NORTHWOOD PLAZA LTD	11/11/1983	00076650001813	0007665	0001813
CAMBRIDGE CO	12/31/1900	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 <sup>+</sup>
2025	\$4,020,888	\$892,975	\$4,913,863	\$4,913,863
2024	\$1,703,279	\$892,975	\$2,596,254	\$2,596,254
2023	\$2,746,792	\$660,802	\$3,407,594	\$3,407,594
2022	\$2,004,481	\$660,802	\$2,665,283	\$2,665,283
2021	\$1,528,498	\$660,802	\$2,189,300	\$2,189,300
2020	\$1,528,728	\$660,802	\$2,189,530	\$2,189,530

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.