



Address: [5146 RUFÉ SNOW DR](#)
City: NORTH RICHLAND HILLS
Georeference: 39240-13-2R2
Subdivision: SNOW HEIGHTS NORTH ADDITION
Neighborhood Code: Food Service General

Latitude: 32.8426599923
Longitude: -97.238321873
TAD Map: 2078-424
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 2R2

Jurisdictions:

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

State Code: F1

Year Built: 2004

Personal Property Account: [11634448](#)

Agent: RYAN LLC (00320)

Notice Sent Date: 4/15/2025

Notice Value: \$1,116,787

Protest Deadline Date: 5/31/2024

Site Number: 80865085

Site Name: STARBUCKS

Site Class: FSFastFood - Food Service-Fast Food Restaurant

Parcels: 1

Primary Building Name: STAR BUCKS / 40681157

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 1,998

Net Leasable Area⁺⁺⁺: 1,998

Percent Complete: 100%

Land Sqft^{*}: 17,751

Land Acres^{*}: 0.4075

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:

LSB INVESTMENTS LLC

Primary Owner Address:

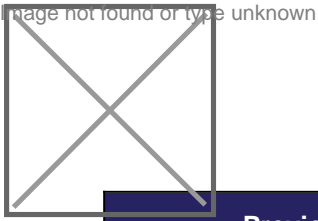
3802 E MANDEVILLE PL
ORANGE, CA 92867-2178

Deed Date: 5/16/2005

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D205165518](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
HADDOCK REALTY INVESTORS I LP	11/30/2004	D205004390	0000000	0000000
FLC PROPERTIES INC	1/1/2004	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	\$740,821	\$375,966	\$1,116,787	\$1,116,787
2024	\$679,034	\$375,966	\$1,055,000	\$1,055,000
2023	\$677,951	\$375,966	\$1,053,917	\$1,053,917
2022	\$578,505	\$375,966	\$954,471	\$954,471
2021	\$533,054	\$375,966	\$909,020	\$909,020
2020	\$549,034	\$375,966	\$925,000	\$925,000

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.