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Address: [5198 RUFÉ SNOW DR](#)
City: NORTH RICHLAND HILLS
Georeference: 39240-13-3R1
Subdivision: SNOW HEIGHTS NORTH ADDITION
Neighborhood Code: RET-North Richland Hills General

Latitude: 32.8428092176
Longitude: -97.2371899115
TAD Map: 2078-424
MAPSCO: TAR-051G



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

PROPERTY DATA

Legal Description: SNOW HEIGHTS NORTH
ADDITION Block 13 Lot 3R1

Jurisdictions:

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

Site Number: 80881490

Site Name: SHOPPES AT CROWN POINTE

Site Class: RETNBHD - Retail-Neighborhood Shopping Center

Parcels: 1

Primary Building Name: SHOPPES AT CROWN POINTE / 41662903

State Code: F1

Primary Building Type: Commercial

Year Built: 1984

Gross Building Area⁺⁺⁺: 46,000

Personal Property Account: Multi

Net Leasable Area⁺⁺⁺: 46,000

Agent: None

Percent Complete: 100%

Notice Sent Date: 5/1/2025

Land Sqft^{*}: 185,790

Notice Value: \$7,423,448

Land Acres^{*}: 4.2651

Protest Deadline Date: 6/17/2024

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:

MG RUFÉ SNOW LLC

Primary Owner Address:

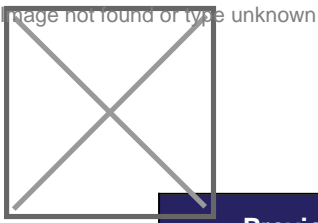
550 RESERVE ST STE 190
SOUTHLAKE, TX 76092

Deed Date: 7/26/2022

Deed Volume:

Deed Page:

Instrument: [D222192472](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
SNOW HEIGHTS NORTH LP	10/22/2013	D213278298	0000000	0000000
TEXAS INVESTORS LLC	1/1/2013	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	\$6,122,918	\$1,300,530	\$7,423,448	\$2,160,000
2024	\$1,827,470	\$1,300,530	\$3,128,000	\$1,800,000
2023	\$199,470	\$1,300,530	\$1,500,000	\$1,500,000
2022	\$199,470	\$1,300,530	\$1,500,000	\$1,500,000
2021	\$50,000	\$1,300,530	\$1,350,530	\$1,350,530
2020	\$50,000	\$1,300,530	\$1,350,530	\$1,350,530

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.