



**Address:** [1412 HUMMINGBIRD CT](#)  
**City:** CROWLEY  
**Georeference:** 9613C-16-10  
**Subdivision:** DEER CREEK ESTATES-CROWLEY  
**Neighborhood Code:** 4B020B

**Latitude:** 32.5544789838  
**Longitude:** -97.3510305719  
**TAD Map:** 2042-320  
**MAPSCO:** TAR-118X



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** DEER CREEK ESTATES-CROWLEY Block 16 Lot 10

**Jurisdictions:**

CITY OF CROWLEY (006)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
CROWLEY ISD (912)

**State Code:** A

**Year Built:** 2002

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/24/2024

**Site Number:** 07413564

**Site Name:** DEER CREEK ESTATES-CROWLEY-16-10

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,506

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 18,295

**Land Acres<sup>\*</sup>:** 0.4199

**Pool:** Y

<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:**

STINSON RAMON

STINSON CHRISTI

**Primary Owner Address:**

1412 HUMMINGBIRD CT  
CROWLEY, TX 76036

**Deed Date:** 11/17/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222272403](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WELLS RAVEN	6/1/2020	<a href="#">D220124885</a>		
BURNS ELAYNE R;BURNS JERRY A	9/5/2003	<a href="#">D203339996</a>	0017185	0000246
FRYER KRAIG;FRYER SANDI	11/22/2002	00161750000330	0016175	0000330
CENTEX HOMES	1/1/1999	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	\$409,480	\$70,000	\$479,480	\$479,480
2024	\$409,480	\$70,000	\$479,480	\$479,480
2023	\$408,664	\$68,750	\$477,414	\$477,414
2022	\$351,191	\$68,750	\$419,941	\$323,400
2021	\$225,250	\$68,750	\$294,000	\$294,000
2020	\$225,250	\$68,750	\$294,000	\$294,000

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

- 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.