



**Address:** [404 HUMMINGBIRD TR](#)  
**City:** CROWLEY  
**Georeference:** 9613C-20-7  
**Subdivision:** DEER CREEK ESTATES-CROWLEY  
**Neighborhood Code:** 4B020B

**Latitude:** 32.5584300671  
**Longitude:** -97.3568676559  
**TAD Map:** 2042-324  
**MAPSCO:** TAR-118T



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 20 Lot 7

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2017

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$364,001

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

**Site Number:** 40650839

**Site Name:** DEER CREEK ESTATES-CROWLEY-20-7

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,211

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,812

**Land Acres<sup>\*</sup>:** 0.2482

**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:**

LE XUAN HONG THI  
NGUYEN PHONG VAN

**Primary Owner Address:**

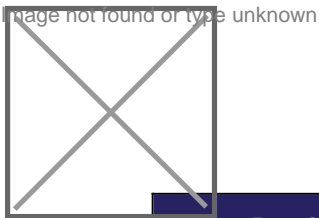
404 HUMMINGBIRD TRL  
CROWLEY, TX 76036

**Deed Date:** 3/28/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218065094](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
NEJATI MAJID	6/6/2016	<a href="#">D216122716</a>		
DARSONA ENTERPRISES INC	4/15/2005	<a href="#">D205107012</a>	0000000	0000000
DEER CREEK ESTATES 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 <sup>+</sup>
2025	\$294,001	\$70,000	\$364,001	\$364,001
2024	\$294,001	\$70,000	\$364,001	\$356,808
2023	\$300,000	\$55,000	\$355,000	\$324,371
2022	\$245,033	\$55,000	\$300,033	\$294,883
2021	\$213,075	\$55,000	\$268,075	\$268,075
2020	\$198,899	\$55,000	\$253,899	\$253,899

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.