



**Address:** [401 HUMMINGBIRD TR](#)  
**City:** CROWLEY  
**Georeference:** 9613C-20-9  
**Subdivision:** DEER CREEK ESTATES-CROWLEY  
**Neighborhood Code:** 4B020B

**Latitude:** 32.5586835576  
**Longitude:** -97.3561095446  
**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 9

**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:** \$445,017  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 40650855  
**Site Name:** DEER CREEK ESTATES-CROWLEY-20-9  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 3,146  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 9,761  
**Land Acres<sup>\*</sup>:** 0.2240  
**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:**  
RINGGENBERG FAMILY REVOCABLE TRUST  
**Primary Owner Address:**  
401 HUMMINGBIRD TRL  
CROWLEY, TX 76036

**Deed Date:** 7/29/2021  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D221222510](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RINGGENBERG CARLEEN ANN;RINGGENBERG KEVIN LEE	7/29/2020	<a href="#">D220185732</a>		
LYON CAROL A;LYON JOHN C	6/5/2018	<a href="#">D218122901</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	\$375,017	\$70,000	\$445,017	\$445,017
2024	\$375,017	\$70,000	\$445,017	\$432,186
2023	\$402,838	\$55,000	\$457,838	\$392,896
2022	\$326,148	\$55,000	\$381,148	\$357,178
2021	\$269,707	\$55,000	\$324,707	\$324,707
2020	\$251,250	\$55,000	\$306,250	\$306,250

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.