



Address: [704 NEWPORT RD](#)
City: FORT WORTH
Georeference: 2415-N-32
Subdivision: BENTLEY VILLAGE ADDITION
Neighborhood Code: 1B200N

Latitude: 32.7686259211
Longitude: -97.1655628361
TAD Map: 2102-400
MAPSCO: TAR-067U



Google Map or type unknown

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

PROPERTY DATA

Legal Description: BENTLEY VILLAGE ADDITION
Block N Lot 32

Jurisdictions:
CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
FORT WORTH ISD (905)

State Code: A
Year Built: 1994
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$439,771
Protest Deadline Date: 5/24/2024

Site Number: 00212016
Site Name: BENTLEY VILLAGE ADDITION-N-32
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,338
Percent Complete: 100%
Land Sqft^{*}: 13,161
Land Acres^{*}: 0.3021
Pool: Y

+++ Rounded.

* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
NATHMAN ERIC
NATHMAN SHERRY
Primary Owner Address:
704 NEWPORT RD
FORT WORTH, TX 76120-2822

Deed Date: 11/4/1994
Deed Volume: 0011788
Deed Page: 0001140
Instrument: 00117880001140

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHOICE HOMES-TEXAS INC	6/13/1994	00116290002334	0011629	0002334
PRA/SII BENTLEY VIL PTNRS LTD	7/30/1993	00111750000292	0011175	0000292
BANK UNITED OF TEXAS	11/16/1992	00108600000223	0010860	0000223
VILLAGE COMMUNITY DEV CO INC	12/31/1900	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	\$369,771	\$70,000	\$439,771	\$415,375
2024	\$369,771	\$70,000	\$439,771	\$377,614
2023	\$354,405	\$70,000	\$424,405	\$343,285
2022	\$288,397	\$55,000	\$343,397	\$312,077
2021	\$228,706	\$55,000	\$283,706	\$283,706
2020	\$228,952	\$55,000	\$283,952	\$283,952

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.