



Address: [12820 SEASIDE DR](#)
City: FORT WORTH
Georeference: 28046-A-3
Subdivision: NEWPORT VILLAGE AT TRINITY
Neighborhood Code: A3H010N

Latitude: 32.8204103808
Longitude: -97.0867222745
TAD Map: 2126-416
MAPSCO: TAR-055V



Google Map or type unknown

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

PROPERTY DATA

Legal Description: NEWPORT VILLAGE AT TRINITY Block A Lot 3

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
HURST-EULESS-BEDFORD ISD (916)

State Code: A

Year Built: 2001

Personal Property Account: N/A

Agent: None

Notice Sent Date: 5/1/2025

Notice Value: \$289,135

Protest Deadline Date: 5/24/2024

Site Number: 07790988

Site Name: NEWPORT VILLAGE AT TRINITY-A-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,458

Percent Complete: 100%

Land Sqft^{*}: 2,178

Land Acres^{*}: 0.0500

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:

VILLAREAL MARIA B

Primary Owner Address:

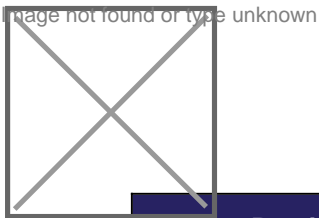
12820 SEASIDE DR
EULESS, TX 76040-3442

Deed Date: 8/29/2006

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D206279959](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
JPMORGAN CHASE BANK	2/7/2006	D206132243	0000000	0000000
OLDS QUENETTA;OLDS WILLIAM	5/31/2002	00157170000014	0015717	0000014
NEWPORT HOLDINGS INC	1/1/2001	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 ⁺
2025	\$239,135	\$50,000	\$289,135	\$270,787
2024	\$239,135	\$50,000	\$289,135	\$246,170
2023	\$251,483	\$20,000	\$271,483	\$223,791
2022	\$203,968	\$20,000	\$223,968	\$203,446
2021	\$167,283	\$20,000	\$187,283	\$184,951
2020	\$168,081	\$20,000	\$188,081	\$168,137

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.