



Address: [12632 BAY AVE](#)
City: FORT WORTH
Georeference: 28046-I-13
Subdivision: NEWPORT VILLAGE AT TRINITY
Neighborhood Code: A3H010N

Latitude: 32.8193347817
Longitude: -97.0905199718
TAD Map: 2120-416
MAPSCO: TAR-055U



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 I Lot 13

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: 2005
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 40659011
Site Name: NEWPORT VILLAGE AT TRINITY-I-13
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,763
Percent Complete: 100%
Land Sqft^{*}: 1,980
Land Acres^{*}: 0.0454
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:
NANJI REVOCABLE TRUST
Primary Owner Address:
1109 SABINE CT
COLLEYVILLE, TX 76034

Deed Date: 12/4/2018
Deed Volume:
Deed Page:
Instrument: [D218267721](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NANJI KARIM	1/9/2017	D217006529		
CLEMMONS JERROLD	12/23/2005	D205383459	0000000	0000000
NEWPORT CONTRACTORS LTD	12/22/2005	D205383458	0000000	0000000
NEWPORT HOLDINGS 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 ⁺
2025	\$279,156	\$50,000	\$329,156	\$329,156
2024	\$279,156	\$50,000	\$329,156	\$329,156
2023	\$293,594	\$20,000	\$313,594	\$313,594
2022	\$237,893	\$20,000	\$257,893	\$257,893
2021	\$194,893	\$20,000	\$214,893	\$214,893
2020	\$195,806	\$20,000	\$215,806	\$215,806

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

There are no exemptions for this property

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.