



Address: [12630 BAY AVE](#)
City: FORT WORTH
Georeference: 28046-I-14
Subdivision: NEWPORT VILLAGE AT TRINITY
Neighborhood Code: A3H010N

Latitude: 32.8193316084
Longitude: -97.0905917236
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 14

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

Notice Sent Date: 4/15/2025

Notice Value: \$331,311

Protest Deadline Date: 5/24/2024

Site Number: 40659038

Site Name: NEWPORT VILLAGE AT TRINITY-I-14

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,781

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:

NEIR RACHEL ELIZABETH

Primary Owner Address:

12630 BAY AVE
EULESS, TX 76040

Deed Date: 6/1/2021

Deed Volume:

Deed Page:

Instrument: [D221159312](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OPENDOOR PROPERTY TRUST I	3/26/2021	D221085980		
FIDAI ALIYA B;VIRANI ALMATEEN A	5/2/2016	D216092327		
BAMBECK LESLIE L	7/17/2012	D212175364	0000000	0000000
JAMISON ALLISON;JAMISON SEAN C	11/23/2005	D205360300	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	\$281,311	\$50,000	\$331,311	\$326,700
2024	\$281,311	\$50,000	\$331,311	\$297,000
2023	\$250,000	\$20,000	\$270,000	\$270,000
2022	\$234,600	\$20,000	\$254,600	\$254,600
2021	\$196,373	\$20,000	\$216,373	\$216,373
2020	\$197,293	\$20,000	\$217,293	\$217,293

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.