



**Address:** [12628 BAY AVE](#)  
**City:** FORT WORTH  
**Georeference:** 28046-I-15  
**Subdivision:** NEWPORT VILLAGE AT TRINITY  
**Neighborhood Code:** A3H010N

**Latitude:** 32.8193259039  
**Longitude:** -97.0906706661  
**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 15

**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:** \$318,500

**Protest Deadline Date:** 5/24/2024

**Site Number:** 40659046

**Site Name:** NEWPORT VILLAGE AT TRINITY-I-15

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,676

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 2,430

**Land Acres<sup>\*</sup>:** 0.0557

**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:**

ZAPPALA STEPHEN P

**Primary Owner Address:**

12628 BAY AVE  
FORT WORTH, TX 76040

**Deed Date:** 10/31/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216259546](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
C & C RESIDENTIAL PROPERTIES INC	4/26/2016	<a href="#">D216087176</a>		
4TH OF JULY PROPERTIES LLC	4/26/2016	<a href="#">D216087163</a>		
VERDIER NICOLE	8/13/2009	<a href="#">D209220458</a>	0000000	0000000
FANNIE MAE	2/3/2009	<a href="#">D209036208</a>	0000000	0000000
GUNN DEBORAH	2/24/2006	<a href="#">D206061754</a>	0000000	0000000
NEWPORT CONTRACTORS LTD	2/24/2006	<a href="#">D206061752</a>	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 <sup>+</sup>
2025	\$268,500	\$50,000	\$318,500	\$303,905
2024	\$268,500	\$50,000	\$318,500	\$276,277
2023	\$282,369	\$20,000	\$302,369	\$251,161
2022	\$228,871	\$20,000	\$248,871	\$228,328
2021	\$187,571	\$20,000	\$207,571	\$207,571
2020	\$188,450	\$20,000	\$208,450	\$208,450

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.