



Address: [12622 BAY AVE](#)
City: FORT WORTH
Georeference: 28046-I-18
Subdivision: NEWPORT VILLAGE AT TRINITY
Neighborhood Code: A3H010N

Latitude: 32.8193124335
Longitude: -97.0909060779
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 18

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: OCONNOR & ASSOCIATES (00436)

Notice Sent Date: 4/15/2025

Notice Value: \$329,156

Protest Deadline Date: 5/24/2024

Site Number: 40659070

Site Name: NEWPORT VILLAGE AT TRINITY-I-18

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:

PATEL RONAK

PATEL ARTIBEN R

Primary Owner Address:

12622 BAY AVE

EULESS, TX 76040

Deed Date: 1/15/2020

Deed Volume:

Deed Page:

Instrument: [D220015597](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PATEL ARTIBEN R;PATEL BHAVIN A;PATEL ROMIKABEN;PATEL RONAK	4/17/2017	D217146180		
CM HOLDINGS LLC	12/15/2015	D215281092		
FELICIANO CYNTHIA	8/21/2015	D215191399		
SECRETARY OF HUD	1/15/2014	D215120646		
JPMORGAN CHASE BANK NA	1/7/2014	D214009222	0000000	0000000
MAISON KOFI	11/30/2005	D205369589	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	\$250,000	\$50,000	\$300,000	\$300,000
2024	\$279,156	\$50,000	\$329,156	\$286,022
2023	\$293,594	\$20,000	\$313,594	\$260,020
2022	\$237,893	\$20,000	\$257,893	\$236,382
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

- 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.