



**Address:** [12620 BAY AVE](#)  
**City:** FORT WORTH  
**Georeference:** 28046-I-19  
**Subdivision:** NEWPORT VILLAGE AT TRINITY  
**Neighborhood Code:** A3H010N

**Latitude:** 32.8193087743  
**Longitude:** -97.0909758559  
**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 19

**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:** 40659089

**Site Name:** NEWPORT VILLAGE AT TRINITY-I-19

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,763

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 1,980

**Land Acres<sup>\*</sup>:** 0.0454

**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:**

KASUGANTI FAMILY TRUST

**Primary Owner Address:**

3817 MELVILLE CIR  
FLOWER MOUND, TX 75022

**Deed Date:** 5/25/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223091557](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KASUGANTI HARISH	12/30/2016	<a href="#">D217002064</a>		
CLEMONS JERROLD D	11/18/2005	<a href="#">D205355393</a>	0000000	0000000
NEWPORT CONTRACTORS LTD	11/17/2005	<a href="#">D205355392</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	\$233,000	\$50,000	\$283,000	\$283,000
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.