



**Address:** [12618 BAY AVE](#)  
**City:** FORT WORTH  
**Georeference:** 28046-I-20  
**Subdivision:** NEWPORT VILLAGE AT TRINITY  
**Neighborhood Code:** A3H010N

**Latitude:** 32.8193041284  
**Longitude:** -97.0910469331  
**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 20

**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:** \$329,156

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

**Site Number:** 40659097

**Site Name:** NEWPORT VILLAGE AT TRINITY-I-20

**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:**

CEBALLOS VIRNA L

**Primary Owner Address:**

12618 BAY AVE  
EULESS, TX 76040

**Deed Date:** 3/16/2015

**Deed Volume:**

**Deed Page:**

**Instrument:** [D215052527](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MINNICK GLENDA;MINNICK ROBERT	6/13/2012	<a href="#">D212163888</a>	0000000	0000000
BANK OF AMERICA NA	12/6/2011	<a href="#">D212002395</a>	0000000	0000000
RUSH KATRESIA	1/11/2006	<a href="#">D206023246</a>	0000000	0000000
NEWPORT CONTRACTORS LTD	1/11/2006	<a href="#">D206023245</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	\$235,000	\$50,000	\$285,000	\$285,000
2024	\$279,156	\$50,000	\$329,156	\$282,502
2023	\$240,000	\$20,000	\$260,000	\$256,820
2022	\$231,386	\$20,000	\$251,386	\$233,473
2021	\$192,248	\$20,000	\$212,248	\$212,248
2020	\$195,806	\$20,000	\$215,806	\$203,005

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.