



Address: [12616 BAY AVE](#)
City: FORT WORTH
Georeference: 28046-I-21
Subdivision: NEWPORT VILLAGE AT TRINITY
Neighborhood Code: A3H010N

Latitude: 32.819301209
Longitude: -97.0911192837
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 21

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: 40659100

Site Name: NEWPORT VILLAGE AT TRINITY-I-21

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,676

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:

KARKI UTTAM

Primary Owner Address:

4000 VISTA MAR DR
EULESS, TX 76040

Deed Date: 1/2/2025

Deed Volume:

Deed Page:

Instrument: [D225001940](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MA MARGARET;ZHAO DENNIS H	1/6/2017	D217007278		
VALVERDE LAURA A	1/22/2014	D214014485	0000000	0000000
BALLA ALLISON	7/23/2009	D209199534	0000000	0000000
WEICHERT RELOCATION RESOURCES	4/6/2007	D207127234	0000000	0000000
CROUCH JANA LYNN	4/6/2007	D207127233	0000000	0000000
DENSON TAMEKA LAGAIL	3/8/2006	D206072961	0000000	0000000
NEWPORT CONTRACTORS LTD	3/7/2006	D206072960	0000000	0000000
NEWPORT HOLDINGS INC	1/1/2004	0000000000000000	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	\$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	\$190,684

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.