



Address: [12614 BAY AVE](#)
City: FORT WORTH
Georeference: 28046-I-22
Subdivision: NEWPORT VILLAGE AT TRINITY
Neighborhood Code: A3H010N

Latitude: 32.8192973084
Longitude: -97.0911943692
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 22

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: 5/1/2025

Notice Value: \$318,500

Protest Deadline Date: 5/24/2024

Site Number: 40659119

Site Name: NEWPORT VILLAGE AT TRINITY-I-22

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,676

Percent Complete: 100%

Land Sqft^{*}: 2,430

Land Acres^{*}: 0.0557

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:

VERSCHOOR KELLY

Primary Owner Address:

12614 BAY AVE
EULESS, TX 76040-3449

Deed Date: 2/14/2006

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D206049363](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
VERSCHOOR KELLY	2/14/2006	D206049363	0000000	0000000
NEWPORT CONTRACTORS LTD	2/14/2006	D206049362	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	\$231,902	\$50,000	\$281,902	\$281,902
2024	\$268,500	\$50,000	\$318,500	\$271,164
2023	\$282,369	\$20,000	\$302,369	\$246,513
2022	\$222,053	\$20,000	\$242,053	\$224,103
2021	\$187,571	\$20,000	\$207,571	\$203,730
2020	\$188,450	\$20,000	\$208,450	\$185,209

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.