



Address: [12612 BAY AVE](#)
City: FORT WORTH
Georeference: 28046-I-23
Subdivision: NEWPORT VILLAGE AT TRINITY
Neighborhood Code: A3H010N

Latitude: 32.8192904344
Longitude: -97.091277616
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 23

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: 2010

Personal Property Account: N/A

Agent: None

Notice Sent Date: 5/1/2025

Notice Value: \$311,403

Protest Deadline Date: 5/24/2024

Site Number: 41435567

Site Name: NEWPORT VILLAGE AT TRINITY-I-23

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,572

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:

GANDHI JIGNA I

Primary Owner Address:

12612 BAY AVE
EULESS, TX 76040

Deed Date: 2/19/2019

Deed Volume:

Deed Page:

Instrument: [D219031928](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MODI SAROJ;MODI VIMAL	6/30/2010	D210166424	0000000	0000000
NEWPORT HOLDINGS INC	6/29/2010	D210166423	0000000	0000000
NEWPORT HOLDINGS INC & N CONTR	12/16/2009	D209337645	0000000	0000000
NEWPORT CONTRACTORS LTD	1/1/2008	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	\$261,403	\$50,000	\$311,403	\$263,538
2024	\$261,403	\$50,000	\$311,403	\$239,580
2023	\$274,884	\$20,000	\$294,884	\$217,800
2022	\$222,745	\$20,000	\$242,745	\$198,000
2021	\$160,000	\$20,000	\$180,000	\$180,000
2020	\$160,000	\$20,000	\$180,000	\$180,000

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.