



Address: [12506 BAY AVE](#)
City: FORT WORTH
Georeference: 28046-I-29
Subdivision: NEWPORT VILLAGE AT TRINITY
Neighborhood Code: A3H010N

Latitude: 32.8192657791
Longitude: -97.0917141031
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 29

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: 2011

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 41435621

Site Name: NEWPORT VILLAGE AT TRINITY-I-29

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,756

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:

RAMHTULLAH RAFIQ
RAMHTULLAH SALIMAH

Primary Owner Address:

2400 SALMON RUN LN
EULESS, TX 76039

Deed Date: 4/23/2018

Deed Volume:

Deed Page:

Instrument: [D218099435](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TALEB MOUNZER	6/16/2014	D214126398	0000000	0000000
ARAB HABIB P	6/23/2011	D211151564	0000000	0000000
NEWPORT HOLDINGS INC & N CONTR	12/16/2009	D209337647	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	\$243,000	\$50,000	\$293,000	\$293,000
2024	\$285,879	\$50,000	\$335,879	\$335,879
2023	\$300,639	\$20,000	\$320,639	\$320,639
2022	\$243,510	\$20,000	\$263,510	\$263,510
2021	\$199,408	\$20,000	\$219,408	\$219,408
2020	\$203,430	\$20,000	\$223,430	\$223,430

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.