



**Address:** [3945 VISTA MAR DR](#)  
**City:** FORT WORTH  
**Georeference:** 28046-L-11  
**Subdivision:** NEWPORT VILLAGE AT TRINITY  
**Neighborhood Code:** A3H010N

**Latitude:** 32.8189704825  
**Longitude:** -97.0921974784  
**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 L Lot 11

**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:** 2012

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$324,000

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

**Site Number:** 41436172

**Site Name:** NEWPORT VILLAGE AT TRINITY-L-11

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,890

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 1,742

**Land Acres<sup>\*</sup>:** 0.0399

**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:**

DHAKAL SANTOSH  
ADHIKARI JYOTI SHARMA

**Primary Owner Address:**

3945 VISTA MAR DR  
EULESS, TX 76040

**Deed Date:** 2/18/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220038560](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ORTIZ DENNIS L;ORTIZ N WEEKLY	7/19/2012	<a href="#">D212174506</a>	0000000	0000000
NEWPORT HOLDINGS INC	7/18/2012	<a href="#">D212174505</a>	0000000	0000000
NEWPORT HOLDINGS INC ETAL	2/8/2011	<a href="#">D211037123</a>	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 <sup>+</sup>
2025	\$251,000	\$50,000	\$301,000	\$301,000
2024	\$274,000	\$50,000	\$324,000	\$307,969
2023	\$319,158	\$20,000	\$339,158	\$279,972
2022	\$240,000	\$20,000	\$260,000	\$254,520
2021	\$211,382	\$20,000	\$231,382	\$231,382
2020	\$195,000	\$20,000	\$215,000	\$215,000

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.