



Address: [3973 VISTA MAR DR](#)
City: FORT WORTH
Georeference: 28046-L-18
Subdivision: NEWPORT VILLAGE AT TRINITY
Neighborhood Code: A3H010N

Latitude: 32.8194290739
Longitude: -97.0922289734
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 18

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: 2013

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$321,000

Protest Deadline Date: 5/24/2024

Site Number: 41436245

Site Name: NEWPORT VILLAGE AT TRINITY-L-18

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,822

Percent Complete: 100%

Land Sqft^{*}: 1,686

Land Acres^{*}: 0.0387

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:

SANGAT RITA
KARKI KIRAN

Primary Owner Address:

3973 VISTA MAR DR
EULESS, TX 76040-3460

Deed Date: 10/11/2018

Deed Volume:

Deed Page:

Instrument: [D218233829](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CALVO SARA;REYES ARMANDO	6/17/2016	D21653676		
REYES ARMANDO	12/12/2013	D213313530	0000000	0000000
NEWPORT HOLDINGS INC	12/4/2013	D213313529	0000000	0000000
NEWPORT HOLDINGS INC ETAL	10/16/2012	D212261877	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	\$248,000	\$50,000	\$298,000	\$298,000
2024	\$271,000	\$50,000	\$321,000	\$292,820
2023	\$289,000	\$20,000	\$309,000	\$266,200
2022	\$252,427	\$20,000	\$272,427	\$242,000
2021	\$200,000	\$20,000	\$220,000	\$220,000
2020	\$200,000	\$20,000	\$220,000	\$220,000

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.