



**Address:** [4024 VISTA MAR DR](#)  
**City:** FORT WORTH  
**Georeference:** 28046-M-7  
**Subdivision:** NEWPORT VILLAGE AT TRINITY  
**Neighborhood Code:** A3H010N

**Latitude:** 32.8203690145  
**Longitude:** -97.0921549459  
**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 M Lot 7

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

**Site Number:** 41436369  
**Site Name:** NEWPORT VILLAGE AT TRINITY-M-7  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,906  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 2,585  
**Land Acres<sup>\*</sup>:** 0.0593  
**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:**  
MANANDHAR SUNIL  
MANANDHAR MANDIRA  
**Primary Owner Address:**  
10604 KOOTENAI ST  
FORT WORTH, TX 76179

**Deed Date:** 2/6/2013  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D213032595](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NEWPORT HOLDINGS INC ETAL	6/19/2012	<a href="#">D212150103</a>	0000000	0000000
NEWPORT CONTRACTORS LTD	1/1/2008	0000000000000000	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	\$275,000	\$50,000	\$325,000	\$325,000
2024	\$275,000	\$50,000	\$325,000	\$325,000
2023	\$294,000	\$20,000	\$314,000	\$314,000
2022	\$247,522	\$20,000	\$267,522	\$244,603
2021	\$202,366	\$20,000	\$222,366	\$222,366
2020	\$202,366	\$20,000	\$222,366	\$215,354

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.