



**Address:** [4065 VISTA MAR DR](#)  
**City:** FORT WORTH  
**Georeference:** 28046-N-6  
**Subdivision:** NEWPORT VILLAGE AT TRINITY  
**Neighborhood Code:** A3H010N

**Latitude:** 32.8206713534  
**Longitude:** -97.0928671649  
**TAD Map:** 2120-420  
**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 N Lot 6

**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:** 2014

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

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

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

**Site Number:** 41436490

**Site Name:** NEWPORT VILLAGE AT TRINITY-N-6

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,838

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 1,980

**Land Acres<sup>\*</sup>:** 0.0454

**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:**

ARYAL HARI

ARYAL MANJU JOSHI

**Primary Owner Address:**

4065 VISTA MAR DR  
EULESS, TX 76040

**Deed Date:** 6/10/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219125125](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MANANDHAR BHASKER;MANANDHAR PRITI	9/19/2014	<a href="#">D214208230</a>		
NEWPORT HOLDINGS INC ETAL	10/23/2013	<a href="#">D213280798</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	\$274,000	\$50,000	\$324,000	\$320,638
2024	\$274,000	\$50,000	\$324,000	\$291,489
2023	\$315,311	\$20,000	\$335,311	\$264,990
2022	\$255,249	\$20,000	\$275,249	\$240,900
2021	\$199,000	\$20,000	\$219,000	\$219,000
2020	\$199,000	\$20,000	\$219,000	\$219,000

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.