



Address: [4045 VISTA MAR DR](#)
City: FORT WORTH
Georeference: 28046-N-9
Subdivision: NEWPORT VILLAGE AT TRINITY
Neighborhood Code: A3H010N

Latitude: 32.8206733353
Longitude: -97.0925842127
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 9
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
Protest Deadline Date: 5/24/2024

Site Number: 41436520
Site Name: NEWPORT VILLAGE AT TRINITY-N-9
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,838
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:
THAPA SOPHIN
BASNET SUNITA
Primary Owner Address:
4045 VISTA MAR DR
EULESS, TX 76040
Deed Date: 4/10/2019
Deed Volume:
Deed Page:
Instrument: [D219074954](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OJHA CHANDRA C;OJHA KAMAL	7/1/2014	D214141332	0000000	0000000
NEWPORT HOLDINGS INC	6/30/2014	D214141331	0000000	0000000
NEWPORT HOLDINGS INC ETAL	5/2/2013	D213135601	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	\$260,000	\$50,000	\$310,000	\$310,000
2024	\$260,000	\$50,000	\$310,000	\$310,000
2023	\$291,000	\$20,000	\$311,000	\$311,000
2022	\$255,249	\$20,000	\$275,249	\$275,249
2021	\$208,887	\$20,000	\$228,887	\$228,887
2020	\$211,836	\$20,000	\$231,836	\$231,836

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.