



## LOCATION

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**Address:** [6923 CLAYTON NICHOLAS CT](#)  
**City:** ARLINGTON  
**Georeference:** 10899-1-2  
**Subdivision:** EDEN VILLAGE  
**Neighborhood Code:** 1L110I

**Latitude:** 32.6342206259  
**Longitude:** -97.1836650355  
**TAD Map:**  
**MAPSCO:** TAR-109J



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

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**Legal Description:** EDEN VILLAGE Block 1 Lot 2  
PER PLAT D214109972

**Jurisdictions:**

CITY OF ARLINGTON (024)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
KENNEDALE ISD (914)

**State Code:** A

**Year Built:** 2015

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 141719328

**Site Name:** EDEN VILLAGE Block 1 Lot 2

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,577

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,360

**Land Acres<sup>\*</sup>:** 0.1460

**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

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**Current Owner:**

WILSON JOHN  
WILSON DEBRA

**Primary Owner Address:**

6923 CLAYTON NICHOLAS CT  
ARLINGTON, TX 76001

**Deed Date:** 6/9/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216128121](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OCH HOMES LLC	2/4/2016	<a href="#">D216032894</a>		
OUR COUNTRY HOMES INC	5/13/2015	<a href="#">D215111479</a>		
OCH LAND LLC	2/3/2015	<a href="#">D215026686</a>		
BALAO LLC	1/1/2014	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	\$0	\$0	\$0	\$0
2024	\$400,294	\$80,000	\$480,294	\$461,291
2023	\$339,355	\$80,000	\$419,355	\$419,355
2022	\$327,278	\$80,000	\$407,278	\$407,278
2021	\$295,674	\$80,000	\$375,674	\$375,674
2020	\$296,423	\$80,000	\$376,423	\$376,423

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.