



## LOCATION

---

**Address:** [6917 CLAYTON NICHOLAS CT](#)

**City:** ARLINGTON

**Georeference:** 10899-1-5

**Subdivision:** EDEN VILLAGE

**Neighborhood Code:** 1L110I

**Latitude:** 32.6347151319

**Longitude:** -97.1836506489

**TAD Map:** 2096-352

**MAPSCO:** TAR-109J



Google Map or type unknown

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

## PROPERTY DATA

---

**Legal Description:** EDEN VILLAGE Block 1 Lot 5  
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:** 141719352

**Site Name:** EDEN VILLAGE Block 1 Lot 5

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,836

**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

---

**Current Owner:**

KAVAKEBI SAIFOLLAH

HOSSEINI MAHINALSADAT

**Primary Owner Address:**

6917 CLAYTON NICHOLAS CT  
ARLINGTON, TX 76001

**Deed Date:** 12/19/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219293180](#)

| Previous Owners                | Date      | Instrument                 | Deed Volume | Deed Page |
|--------------------------------|-----------|----------------------------|-------------|-----------|
| NELSON DARHLEEN;NELSON VANCE C | 6/14/2016 | <a href="#">D216131176</a> |             |           |
| OUR COUNTRY HOMES INC          | 4/10/2015 | <a href="#">D215074959</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 | \$432,758          | \$80,000    | \$512,758    | \$477,041                    |
| 2023 | \$366,479          | \$80,000    | \$446,479    | \$433,674                    |
| 2022 | \$353,337          | \$80,000    | \$433,337    | \$394,249                    |
| 2021 | \$278,408          | \$80,000    | \$358,408    | \$358,408                    |
| 2020 | \$278,408          | \$80,000    | \$358,408    | \$358,408                    |

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.