



LOCATION

Address: [6915 CLAYTON NICHOLAS CT](#)

City: ARLINGTON

Georeference: 10899-1-6

Subdivision: EDEN VILLAGE

Neighborhood Code: 1L110I

Latitude: 32.6348802548

Longitude: -97.1836448975

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 6
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: 141719360

Site Name: EDEN VILLAGE Block 1 Lot 6

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,551

Percent Complete: 100%

Land Sqft^{*}: 6,317

Land Acres^{*}: 0.1450

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:

TRINH SUSAN

Primary Owner Address:

6915 CLAYTON NICHOLAS CT
ARLINGTON, TX 76001

Deed Date: 8/31/2018

Deed Volume:

Deed Page:

Instrument: [D218196831](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SCHAEFER JAMES	7/26/2016	D216171951		
SCHAEFER JAMES;SCHAEFER SHEA L	12/28/2015	D215291211		
SCHAEFER JAMES	12/23/2015	D215288465		
OUR COUNTRY HOMES INC	4/10/2015	D215074902		
OCH LAND LLC	2/3/2015	D215026686		
BALAO LLC	1/1/2014	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 ⁺
2025	\$0	\$0	\$0	\$0
2024	\$397,262	\$80,000	\$477,262	\$457,708
2023	\$336,098	\$80,000	\$416,098	\$416,098
2022	\$324,900	\$80,000	\$404,900	\$404,900
2021	\$293,580	\$80,000	\$373,580	\$373,580
2020	\$294,323	\$80,000	\$374,323	\$374,323

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.