



LOCATION

Address: [6821 CLAYTON NICHOLAS CT](#)
City: ARLINGTON
Georeference: 10899-1-11
Subdivision: EDEN VILLAGE
Neighborhood Code: 1L110I

Latitude: 32.6360398195
Longitude: -97.1836112484
TAD Map: 2096-352
MAPSCO: TAR-109E



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 11
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: 2016

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 141719417

Site Name: EDEN VILLAGE Block 1 Lot 11

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,560

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:

LADD IRVETTE MONIQUE

Primary Owner Address:

6821 CLAYTON NICHOLAS CT
ARLINGTON, TX 76001

Deed Date: 11/1/2021

Deed Volume:

Deed Page:

Instrument: [D221321636](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CARL ALAN USRY AND BETTY ANN USRY FAMILY TRUST	9/15/2017	D217215303		
WILLIAMSON CHARLES W; WILLIAMSON LINDA E	10/4/2016	D216237732		
OUR COUNTRY HOMES INC	11/18/2015	D215269090		
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 ⁺
2025	\$0	\$0	\$0	\$0
2024	\$398,705	\$80,000	\$478,705	\$478,705
2023	\$337,960	\$80,000	\$417,960	\$417,960
2022	\$325,919	\$80,000	\$405,919	\$405,919
2021	\$274,000	\$80,000	\$354,000	\$354,000
2020	\$274,000	\$80,000	\$354,000	\$354,000

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

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.