



## LOCATION

**Address:** [6817 CLAYTON NICHOLAS CT](#)  
**City:** ARLINGTON  
**Georeference:** 10899-1-13  
**Subdivision:** EDEN VILLAGE  
**Neighborhood Code:** 1L110I

**Latitude:** 32.6363691637  
**Longitude:** -97.1836014094  
**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 13  
PER PLAT D214109972

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2016

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 141719433

**Site Name:** EDEN VILLAGE Block 1 Lot 13

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,853

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,273

**Land Acres<sup>\*</sup>:** 0.1440

**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:**

WARE MONTERINO

**Primary Owner Address:**

6817 CLAYTON NICHOLAS CT  
ARLINGTON, TX 76001

**Deed Date:** 1/12/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218009293](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
VILLAGE HOMES LP	8/5/2015	<a href="#">D215179657</a>		
BALAO LLC	1/1/2014	0000000000000000	0000000	0000000

## VALUES

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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	\$437,066	\$80,000	\$517,066	\$443,927
2023	\$370,278	\$80,000	\$450,278	\$403,570
2022	\$357,036	\$80,000	\$437,036	\$366,882
2021	\$253,529	\$80,000	\$333,529	\$333,529
2020	\$253,529	\$80,000	\$333,529	\$333,529

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

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- 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.