



## LOCATION

**Address:** [6811 CLAYTON NICHOLAS CT](#)  
**City:** ARLINGTON  
**Georeference:** 10899-1-15  
**Subdivision:** EDEN VILLAGE  
**Neighborhood Code:** 1L110I

**Latitude:** 32.6366992511  
**Longitude:** -97.1835918459  
**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 15  
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:** 2017

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 141719468

**Site Name:** EDEN VILLAGE Block 1 Lot 15

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,539

**Percent Complete:** 100%

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

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

**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:**

EVANS NANCY J

EVANS LARRY E

**Primary Owner Address:**

6811 CLAYTON NICHOLAS CT  
ARLINGTON, TX 76001

**Deed Date:** 6/15/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217138300](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$398,354	\$80,000	\$478,354	\$459,682
2023	\$337,893	\$80,000	\$417,893	\$417,893
2022	\$325,910	\$80,000	\$405,910	\$405,910
2021	\$294,554	\$80,000	\$374,554	\$374,554
2020	\$295,296	\$80,000	\$375,296	\$375,296

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.