



LOCATION

Address: [6805 CLAYTON NICHOLAS CT](#)
City: ARLINGTON
Georeference: 10899-1-18
Subdivision: EDEN VILLAGE
Neighborhood Code: 1L110I

Latitude: 32.6371939645
Longitude: -97.1835772096
TAD Map:
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 18
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: 141719492

Site Name: EDEN VILLAGE Block 1 Lot 18

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,561

Percent Complete: 100%

Land Sqft^{*}: 6,273

Land Acres^{*}: 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:

HEAFNER ROBERT

HEAFNER JULIE

Primary Owner Address:

6805 CLAYTON NICHOLAS CT
ARLINGTON, TX 76001

Deed Date: 4/29/2016

Deed Volume:

Deed Page:

Instrument: [D216092682](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OUR COUNTRY HOMES INC	10/8/2015	D215234049		
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	\$363,165	\$80,000	\$443,165	\$414,439
2023	\$296,763	\$80,000	\$376,763	\$376,763
2022	\$326,643	\$80,000	\$406,643	\$404,800
2021	\$288,000	\$80,000	\$368,000	\$368,000
2020	\$288,000	\$80,000	\$368,000	\$368,000

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

- HOMESTEAD GENERAL 11.13(b)
- HOMESTEAD DISABLED PERSON 11.13 (c)

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.