



## LOCATION

**Address:** [6924 CLAYTON NICHOLAS CT](#)  
**City:** ARLINGTON  
**Georeference:** 10899-2-1  
**Subdivision:** EDEN VILLAGE  
**Neighborhood Code:** 1L110I

**Latitude:** 32.6340671966  
**Longitude:** -97.1841777449  
**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 2 Lot 1  
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:** 2020

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 141719557

**Site Name:** EDEN VILLAGE Block 2 Lot 1

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,580

**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:**

NGUYEN THANH PHUONG

**Primary Owner Address:**

6924 CLAYTON NICHOLAS CT  
ARLINGTON, TX 76001

**Deed Date:** 12/28/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221055482-CWD](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
AL COUTO HOMES INC	8/18/2016	<a href="#">D216193625</a>		
OUR COUNTRY HOMES INC	4/15/2016	<a href="#">D216087696</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	\$363,000	\$80,000	\$443,000	\$443,000
2023	\$335,000	\$80,000	\$415,000	\$415,000
2022	\$325,000	\$80,000	\$405,000	\$405,000
2021	\$299,749	\$80,000	\$379,749	\$379,749
2020	\$0	\$56,000	\$56,000	\$56,000

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

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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.