



## LOCATION

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**Address:** [6916 CLAYTON NICHOLAS CT](#)  
**City:** ARLINGTON  
**Georeference:** 10899-2-5  
**Subdivision:** EDEN VILLAGE  
**Neighborhood Code:** 1L110I

**Latitude:** 32.6347257862  
**Longitude:** -97.1841552767  
**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

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**Legal Description:** EDEN VILLAGE Block 2 Lot 5  
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:** 2015

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 141719603

**Site Name:** EDEN VILLAGE Block 2 Lot 5

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,699

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,360

**Land Acres<sup>\*</sup>:** 0.1460

**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

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**Current Owner:**

CLARENCE HOMER ROSSER AND TERRY JEAN ROSSER LIVING TRUST, THE

**Deed Date:** 10/4/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219228172](#)

**Primary Owner Address:**

6916 CLAYTON NICHOLAS CT  
ARLINGTON, TX 76001

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ROSSER CLARENCE;ROSSER TERRY	4/24/2019	<a href="#">D219086711</a>		
FIELDS VERNELL	6/24/2016	<a href="#">D216143888</a>		
OUR COUNTRY HOMES INC	5/13/2015	<a href="#">D215111479</a>		
OCH LAND LLC	2/3/2015	<a href="#">D215026686</a>		
BALAO LLC	1/1/2014	00000000000000	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	\$416,731	\$80,000	\$496,731	\$476,583
2023	\$353,257	\$80,000	\$433,257	\$433,257
2022	\$340,676	\$80,000	\$420,676	\$416,900
2021	\$299,000	\$80,000	\$379,000	\$379,000
2020	\$299,000	\$80,000	\$379,000	\$379,000

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)

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.