



LOCATION

Address: [6910 CLAYTON NICHOLAS CT](#)
City: ARLINGTON
Georeference: 10899-2-7
Subdivision: EDEN VILLAGE
Neighborhood Code: 1L110I

Latitude: 32.6350563683
Longitude: -97.1841442196
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 7
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: 141719638

Site Name: EDEN VILLAGE Block 2 Lot 7

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,709

Percent Complete: 100%

Land Sqft^{*}: 6,317

Land Acres^{*}: 0.1450

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:

SUNSTRUM STEFFANI LINN

Primary Owner Address:

6910 CLAYTON NICHOLS CT
ARLINGTON, TX 76001

Deed Date: 8/17/2020

Deed Volume:

Deed Page:

Instrument: [D220202547](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ATER LINDSEY;YATES SCOTT	3/15/2018	D218056454		
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 ⁺
2025	\$0	\$0	\$0	\$0
2024	\$401,297	\$80,000	\$481,297	\$460,900
2023	\$339,000	\$80,000	\$419,000	\$419,000
2022	\$330,165	\$80,000	\$410,165	\$410,165
2021	\$300,000	\$80,000	\$380,000	\$380,000
2020	\$313,636	\$80,000	\$393,636	\$393,636

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.