



## LOCATION

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**Address:** [6904 CLAYTON NICHOLAS CT](#)  
**City:** ARLINGTON  
**Georeference:** 10899-2-10  
**Subdivision:** EDEN VILLAGE  
**Neighborhood Code:** 1L110I

**Latitude:** 32.6355673321  
**Longitude:** -97.1841579194  
**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

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**Legal Description:** EDEN VILLAGE Block 2 Lot 10  
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:** 2017

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 141719662

**Site Name:** EDEN VILLAGE Block 2 Lot 10

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,533

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,534

**Land Acres<sup>\*</sup>:** 0.1500

**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:**

NGUYEN TAM

BUI DI

**Primary Owner Address:**

6904 CLAYTON NICHOLS CT  
ARLINGTON, TX 76001

**Deed Date:** 12/26/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220003299](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NGUYEN TAM	8/31/2017	<a href="#">D217220296</a>		
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	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$359,000	\$80,000	\$439,000	\$439,000
2023	\$335,305	\$80,000	\$415,305	\$415,305
2022	\$320,000	\$80,000	\$400,000	\$400,000
2021	\$292,061	\$80,000	\$372,061	\$372,061
2020	\$292,796	\$80,000	\$372,796	\$372,796

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.