

## LOCATION

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**Address:** [6816 CLAYTON NICHOLAS CT](#)

**City:** ARLINGTON

**Georeference:** 10899-2-15

**Subdivision:** EDEN VILLAGE

**Neighborhood Code:** 1L110I

**Latitude:** 32.6364589583

**Longitude:** -97.1841013709

**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 15  
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:** 2015

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 141719719

**Site Name:** EDEN VILLAGE Block 2 Lot 15

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,528

**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

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**Current Owner:**

FORD MENTE CHERYL

MENTE ALVIN III

**Primary Owner Address:**

6816 CLAYTON NICHOLAS CT

ARLINGTON, TX 76001

**Deed Date:** 9/29/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221287194](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OPENDOOR PROPERTY TRUST I	7/28/2021	<a href="#">D221219886</a>		
MERCHANT BRIAN;MERCHANT MICHELLE	3/3/2020	<a href="#">D220060581-CORR</a>		
HART JALWYN P;HART TIMOTHY A	11/22/2016	<a href="#">D216279107</a>		
HART TIMOTHY & JALWYN FAMILY TRUST	11/22/2016	<a href="#">D216279107</a>		
HART JALWYN P;HART TIMOTHY ARNOLD	4/19/2016	<a href="#">D216081648</a>		
VILLAGE HOMES LP	8/6/2015	<a href="#">D215179716</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	\$398,530	\$80,000	\$478,530	\$460,483
2023	\$338,621	\$80,000	\$418,621	\$418,621
2022	\$326,757	\$80,000	\$406,757	\$406,757
2021	\$295,692	\$80,000	\$375,692	\$375,692
2020	\$296,441	\$80,000	\$376,441	\$376,441

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.