



LOCATION

Address: [6808 CLAYTON NICHOLAS CT](#)
City: ARLINGTON
Georeference: 10899-2-18
Subdivision: EDEN VILLAGE
Neighborhood Code: 1L110I

Latitude: 32.6369543814
Longitude: -97.1840862492
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

Legal Description: EDEN VILLAGE Block 2 Lot 18
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: 2016

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 141719743

Site Name: EDEN VILLAGE Block 2 Lot 18

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,579

Percent Complete: 100%

Land Sqft^{*}: 6,273

Land Acres^{*}: 0.1440

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:

DAVIS ANGELYN I

Primary Owner Address:

6808 CLAYTON NICHOLAS CT
ARLINGTON, TX 76001

Deed Date: 6/7/2017

Deed Volume:

Deed Page:

Instrument: [D222039972](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
AL COUTO HOMES INC	4/21/2016	D216087697		
OUR COUNTRY HOMES INC	4/15/2016	D216087696		
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	\$385,750	\$80,000	\$465,750	\$461,776
2023	\$339,796	\$80,000	\$419,796	\$419,796
2022	\$327,756	\$80,000	\$407,756	\$394,802
2021	\$278,911	\$80,000	\$358,911	\$358,911
2020	\$278,911	\$80,000	\$358,911	\$358,911

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.