



Address: [6416 NICOLE WAY](#)
City: ARLINGTON
Georeference: 7847-3-24
Subdivision: COLSON ESTATES ADDITION
Neighborhood Code: 1S020X

Latitude: 32.6420583146
Longitude: -97.1010586039
TAD Map: 2120-352
MAPSCO: TAR-111F



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: COLSON ESTATES ADDITION
Block 3 Lot 24

Jurisdictions:

CITY OF ARLINGTON (024)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
ARLINGTON ISD (901)

State Code: A

Year Built: 1994

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 06637582

Site Name: COLSON ESTATES ADDITION-3-24

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,259

Percent Complete: 100%

Land Sqft^{*}: 6,011

Land Acres^{*}: 0.1379

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:

AHMAD NIDA
AHMAD SHAGUFTA
AHMAD RAIS

Primary Owner Address:

6416 NICOLE WAY
ARLINGTON, TX 76002

Deed Date: 12/27/2022

Deed Volume:

Deed Page:

Instrument: [D223000287](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|---------------------------|------------|----------------------------|-------------|-----------|
| NIEVA NAIDINE | 11/20/2015 | D215264225 | | |
| HANES JOHN K | 6/18/2001 | 00149580000169 | 0014958 | 0000169 |
| FIELDS MARY G | 8/14/1998 | 00133740000200 | 0013374 | 0000200 |
| FIRST NATIONWIDE MTG CORP | 3/3/1998 | 00131240000119 | 0013124 | 0000119 |
| THOMAS DAPHNE A | 1/3/1995 | 00118490000265 | 0011849 | 0000265 |
| HISTORY MAKER INC | 4/11/1994 | 001157200002018 | 0011572 | 0002018 |
| MITCHELL B N | 1/1/1993 | 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 ⁺ |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$202,970 | \$54,099 | \$257,069 | \$257,069 |
| 2024 | \$202,970 | \$54,099 | \$257,069 | \$257,069 |
| 2023 | \$217,730 | \$40,000 | \$257,730 | \$257,730 |
| 2022 | \$170,455 | \$40,000 | \$210,455 | \$210,455 |
| 2021 | \$145,612 | \$40,000 | \$185,612 | \$185,612 |
| 2020 | \$138,216 | \$40,000 | \$178,216 | \$178,216 |

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.