



Address: [4401 RAIN FOREST DR](#)
City: ARLINGTON
Georeference: 39380-1-35
Subdivision: SOUTH FOREST ADDITION
Neighborhood Code: 1L140G

Latitude: 32.6626485708
Longitude: -97.1799752563
TAD Map: 2096-360
MAPSCO: TAR-095S



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

PROPERTY DATA

Legal Description: SOUTH FOREST ADDITION
Block 1 Lot 35

Jurisdictions:

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

State Code: A

Year Built: 1984

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 02805022

Site Name: SOUTH FOREST ADDITION-1-35

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,653

Percent Complete: 100%

Land Sqft^{*}: 4,292

Land Acres^{*}: 0.0985

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:

MEDRANO DELLA FRANCO
MEDRANO ALBERT

Primary Owner Address:

4401 RAIN FOREST DR
ARLINGTON, TX 76017

Deed Date: 10/24/2022

Deed Volume:

Deed Page:

Instrument: [D222257597](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NICOLAY JOHN;NICOLAY MARILYN	5/18/1989	00095980002149	0009598	0002149
BEDRICK JOHN W JR	2/12/1985	00080890001676	0008089	0001676
CHERYL MERSHON HOMES INC	6/2/1983	00075220001541	0007522	0001541

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	\$255,866	\$55,000	\$310,866	\$310,866
2023	\$254,348	\$45,000	\$299,348	\$299,348
2022	\$207,346	\$45,000	\$252,346	\$246,085
2021	\$180,964	\$45,000	\$225,964	\$223,714
2020	\$182,423	\$45,000	\$227,423	\$203,376

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.