



Address: [4411 RAIN FOREST DR](#)
City: ARLINGTON
Georeference: 39380-1-30
Subdivision: SOUTH FOREST ADDITION
Neighborhood Code: 1L140G

Latitude: 32.6626438145
Longitude: -97.1811381726
TAD Map: 2096-360
MAPSCO: TAR-095S



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

PROPERTY DATA

Legal Description: SOUTH FOREST ADDITION
Block 1 Lot 30

Jurisdictions:

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

State Code: A

Year Built: 1981

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$293,314

Protest Deadline Date: 5/24/2024

Site Number: 02804972

Site Name: SOUTH FOREST ADDITION-1-30

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,608

Percent Complete: 100%

Land Sqft^{*}: 6,104

Land Acres^{*}: 0.1401

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:

NGO MEGAN KAY

Primary Owner Address:

4411 RAIN FOREST DR
ARLINGTON, TX 76017

Deed Date: 4/22/2015

Deed Volume:

Deed Page:

Instrument: [D215086893](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LEHEW ROBERT	10/20/2006	D206334178	0000000	0000000
PAINTER VIVIAN C	10/29/2001	00152510000191	0015251	0000191
WICKER JAMES H;WICKER TRENA	10/26/1995	00121650002189	0012165	0002189
SEC OF HUD	3/10/1995	00119720001728	0011972	0001728
FIRST INTERSTATE MTG CO	3/7/1995	00119040000363	0011904	0000363
JENKINS BILLY R;JENKINS LINDA L	6/12/1992	00106740002162	0010674	0002162
DUSKIN JANICE;DUSKIN RAYMOND A	8/26/1988	00093760001016	0009376	0001016
KAUTZ PAUL R	7/14/1987	00090190002336	0009019	0002336
KAUTZ G D SMITH;KAUTZ PAUL R JR	1/6/1986	00084180005908	0008418	0005908
4411 RAIN FOREST JT VENTURE	7/11/1983	00075530000935	0007553	0000935
FIRST CITY BANK CENTRAL ARL	12/31/1900	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 ⁺
2025	\$238,314	\$55,000	\$293,314	\$293,314
2024	\$238,314	\$55,000	\$293,314	\$284,178
2023	\$236,942	\$45,000	\$281,942	\$258,344
2022	\$193,105	\$45,000	\$238,105	\$234,858
2021	\$168,507	\$45,000	\$213,507	\$213,507
2020	\$169,900	\$45,000	\$214,900	\$201,881

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

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- 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.