



**Address:** [4400 RAIN FOREST DR](#)  
**City:** ARLINGTON  
**Georeference:** 39380-3-1  
**Subdivision:** SOUTH FOREST ADDITION  
**Neighborhood Code:** 1L140G

**Latitude:** 32.6622378262  
**Longitude:** -97.1795998988  
**TAD Map:** 2096-360  
**MAPSCO:** TAR-095S



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** SOUTH FOREST ADDITION  
Block 3 Lot 1

**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  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$307,696  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 02805316  
**Site Name:** SOUTH FOREST ADDITION-3-1  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,685  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 8,614  
**Land Acres<sup>\*</sup>:** 0.1977  
**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**

**Current Owner:**  
WEBER LANCE A  
**Primary Owner Address:**  
4400 RAIN FOREST DR  
ARLINGTON, TX 76017-2161

**Deed Date:** 7/27/2000  
**Deed Volume:** 0014469  
**Deed Page:** 0000519  
**Instrument:** 00144690000519

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GIBSON PAULA;GIBSON SCOTT	3/4/1985	00081060001279	0008106	0001279
WAYNE MILLER CUSTOM HOMES	12/31/1900	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 <sup>+</sup>
2025	\$252,696	\$55,000	\$307,696	\$282,571
2024	\$252,696	\$55,000	\$307,696	\$256,883
2023	\$251,037	\$45,000	\$296,037	\$233,530
2022	\$202,476	\$45,000	\$247,476	\$212,300
2021	\$148,000	\$45,000	\$193,000	\$193,000
2020	\$148,000	\$45,000	\$193,000	\$193,000

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.