



**Address:** [1008 NIAGARA FALLS DR](#)  
**City:** MANSFIELD  
**Georeference:** 44049F-12-11  
**Subdivision:** TWIN CREEKS ADDN (MANSFIELD)  
**Neighborhood Code:** 1M900I

**Latitude:** 32.5810307307  
**Longitude:** -97.1618860036  
**TAD Map:** 2102-332  
**MAPSCO:** TAR-123L



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** TWIN CREEKS ADDN  
(MANSFIELD) Block 12 Lot 11

**Jurisdictions:**

CITY OF MANSFIELD (017)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
MANSFIELD ISD (908)

**State Code:** A

**Year Built:** 2006

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$509,178

**Protest Deadline Date:** 5/24/2024

**Site Number:** 40615294

**Site Name:** TWIN CREEKS ADDN (MANSFIELD)-12-11

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,601

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 12,979

**Land Acres<sup>\*</sup>:** 0.2979

**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:**

BLANTON RICHARD  
BLANTON SUZANNE

**Primary Owner Address:**

1008 NIAGARA FALLS DR  
MANSFIELD, TX 76063-6368

**Deed Date:** 10/26/2006

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D206351903](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BOYD BUILDERS INC	4/21/2006	<a href="#">D206133726</a>	0000000	0000000
CARDINAL ROAD 1 LP	1/1/2004	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	\$424,178	\$85,000	\$509,178	\$509,178
2024	\$424,178	\$85,000	\$509,178	\$492,472
2023	\$424,498	\$85,000	\$509,498	\$447,702
2022	\$352,002	\$55,000	\$407,002	\$407,002
2021	\$334,939	\$55,000	\$389,939	\$383,656
2020	\$293,778	\$55,000	\$348,778	\$348,778

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.