



**Address:** [1001 NIAGARA FALLS DR](#)  
**City:** MANSFIELD  
**Georeference:** 44049F-13-4  
**Subdivision:** TWIN CREEKS ADDN (MANSFIELD)  
**Neighborhood Code:** 1M900I

**Latitude:** 32.5801377744  
**Longitude:** -97.1625842659  
**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 13 Lot 4

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2005

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$557,363

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

**Site Number:** 40615375

**Site Name:** TWIN CREEKS ADDN (MANSFIELD)-13-4

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,059

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 12,626

**Land Acres<sup>\*</sup>:** 0.2898

**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:**

SCHRECK JANICE

**Primary Owner Address:**

1001 NIAGARA FALLS DR  
MANSFIELD, TX 76063-6369

**Deed Date:** 8/8/2007

**Deed Volume:** 00000000

**Deed Page:** 00000000

**Instrument:** 0000000000000000

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SCHRECK GERALD EST;SCHRECK JANICE	10/28/2005	<a href="#">D205337691</a>	0000000	0000000
BOYD BUILDERS INC	12/22/2004	<a href="#">D205010441</a>	0000000	0000000
CARDINAL ROAD 1 LP	1/1/2004	0000000000000000	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	\$472,363	\$85,000	\$557,363	\$557,363
2024	\$472,363	\$85,000	\$557,363	\$537,896
2023	\$472,675	\$85,000	\$557,675	\$488,996
2022	\$389,542	\$55,000	\$444,542	\$444,542
2021	\$369,932	\$55,000	\$424,932	\$415,473
2020	\$322,703	\$55,000	\$377,703	\$377,703

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.