



Address: [1003 NIAGARA FALLS DR](#)
City: MANSFIELD
Georeference: 44049F-13-5
Subdivision: TWIN CREEKS ADDN (MANSFIELD)
Neighborhood Code: 1M900I

Latitude: 32.5802487238
Longitude: -97.1623135534
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 5

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: \$664,173

Protest Deadline Date: 5/24/2024

Site Number: 40615383

Site Name: TWIN CREEKS ADDN (MANSFIELD)-13-5

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,698

Percent Complete: 100%

Land Sqft^{*}: 12,600

Land Acres^{*}: 0.2892

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

JEREMIAH AND JESSICA SCHILLIG LIVING REVOCABLE TRUST

Primary Owner Address:

1003 NIAGARA FALLS DR
MANSFIELD, TX 76063

Deed Date: 8/25/2023

Deed Volume:

Deed Page:

Instrument: [D223163483](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SCHILLIG JEREMIAH D.;SCHILLIG JESSICA M.	9/16/2017	D217220414		
SCHILLIG JEREMIAH D & JESSICA M SCHILLIG LIVING REVOCABLE TRUST	6/2/2015	D215118758		
SCHILLIG JEREMIAH;SCHILLIG JESSICA	1/26/2012	D212024919	0000000	0000000
ARCH BAY HOLDINGS LLC	9/6/2011	D211242662	0000000	0000000
JAMES TRINIA	12/21/2006	D206411894	0000000	0000000
BOYD BUILDERS INC	7/29/2005	D205238149	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 ⁺
2025	\$553,000	\$85,000	\$638,000	\$638,000
2024	\$579,173	\$85,000	\$664,173	\$634,688
2023	\$562,000	\$85,000	\$647,000	\$576,989
2022	\$470,593	\$55,000	\$525,593	\$524,535
2021	\$430,507	\$55,000	\$485,507	\$476,850
2020	\$378,500	\$55,000	\$433,500	\$433,500

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.