



Address: [1007 NIAGARA FALLS DR](#)
City: MANSFIELD
Georeference: 44049F-13-7
Subdivision: TWIN CREEKS ADDN (MANSFIELD)
Neighborhood Code: 1M900I

Latitude: 32.5804954251
Longitude: -97.1617999703
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 7

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: CHANDLER CROUCH (11730)

Notice Sent Date: 4/15/2025

Notice Value: \$667,872

Protest Deadline Date: 5/24/2024

Site Number: 40615405

Site Name: TWIN CREEKS ADDN (MANSFIELD)-13-7

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,674

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:

BATSON JUSTIN
BATSON ANGELA N

Primary Owner Address:

1007 NIAGARA FALLS DR
MANSFIELD, TX 76063-6369

Deed Date: 8/26/2005

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D205259435](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BOYD BUILDERS INC	12/23/2004	D205012753	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 ⁺
2025	\$582,872	\$85,000	\$667,872	\$667,872
2024	\$582,872	\$85,000	\$667,872	\$641,234
2023	\$536,441	\$85,000	\$621,441	\$582,940
2022	\$474,945	\$55,000	\$529,945	\$529,945
2021	\$451,746	\$55,000	\$506,746	\$495,999
2020	\$395,908	\$55,000	\$450,908	\$450,908

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.