



Address: [1011 NIAGARA FALLS DR](#)
City: MANSFIELD
Georeference: 44049F-13-9
Subdivision: TWIN CREEKS ADDN (MANSFIELD)
Neighborhood Code: 1M900I

Latitude: 32.580794405
Longitude: -97.1612806494
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 9

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: RYAN LLC (00320R)

Protest Deadline Date: 5/24/2024

Site Number: 40615421

Site Name: TWIN CREEKS ADDN (MANSFIELD)-13-9

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,566

Percent Complete: 100%

Land Sqft^{*}: 14,135

Land Acres^{*}: 0.3244

Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

AMERICAN HOMES 4 RENT PROP TWO

Primary Owner Address:

23975 PARK SORRENTO RD STE 300
CALABASAS, CA 91302

Deed Date: 4/12/2013

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D213095182](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WILLIAMS DARRENT EST	1/27/2006	D206046178	0000000	0000000
BOYD BUILDERS INC	12/21/2004	D205010435	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	\$443,432	\$85,000	\$528,432	\$528,432
2024	\$504,488	\$85,000	\$589,488	\$589,488
2023	\$465,000	\$85,000	\$550,000	\$550,000
2022	\$437,019	\$55,000	\$492,019	\$492,019
2021	\$351,392	\$55,000	\$406,392	\$406,392
2020	\$351,392	\$55,000	\$406,392	\$406,392

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

There are no exemptions for this property

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.