



**Address:** [1013 NIAGARA FALLS DR](#)  
**City:** MANSFIELD  
**Georeference:** 44049F-13-10  
**Subdivision:** TWIN CREEKS ADDN (MANSFIELD)  
**Neighborhood Code:** 1M900I

**Latitude:** 32.5810634291  
**Longitude:** -97.1610788067  
**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 10

**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:** \$662,225

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

**Site Number:** 40615448

**Site Name:** TWIN CREEKS ADDN (MANSFIELD)-13-10

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,690

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 16,758

**Land Acres<sup>\*</sup>:** 0.3847

**Pool:** Y

<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:**

FULLER MICHAEL B  
FULLER DAWN M

**Primary Owner Address:**

1013 NIAGARA FALLS DR  
MANSFIELD, TX 76063-6369

**Deed Date:** 12/17/2010

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D210314427](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BOYD BUILDERS INC	12/23/2004	<a href="#">D205012753</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	\$523,000	\$85,000	\$608,000	\$608,000
2024	\$577,225	\$85,000	\$662,225	\$633,838
2023	\$577,534	\$85,000	\$662,534	\$576,216
2022	\$468,833	\$55,000	\$523,833	\$523,833
2021	\$445,503	\$55,000	\$500,503	\$488,844
2020	\$389,404	\$55,000	\$444,404	\$444,404

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)
- DISABLED VET 70 to 99 PCT 11.22

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.