



Address: [734 MONTVALE DR](#)
City: MANSFIELD
Georeference: 44980-79-9
Subdivision: WALNUT CREEK VALLEY ADDITION
Neighborhood Code: 1M050E

Latitude: 32.5893560134
Longitude: -97.1381741505
TAD Map: 2108-332
MAPSCO: TAR-124F



This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: WALNUT CREEK VALLEY
ADDITION Block 79 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: 1983

Personal Property Account: N/A

Agent: PEYCO SOUTHWEST REALTY INC (00506)

Protest Deadline Date: 5/15/2025

Site Number: 03295249

Site Name: WALNUT CREEK VALLEY ADDITION-79-9

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,742

Percent Complete: 100%

Land Sqft^{*}: 8,170

Land Acres^{*}: 0.1875

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:

LIU LEE Z
CHEN SYLVIA

Primary Owner Address:

1809 S VEGA ST
ALHAMBRA, CA 91801

Deed Date: 4/14/2021

Deed Volume:

Deed Page:

Instrument: [D221106614](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|---------------------------------|------------|----------------------------|-------------|-----------|
| NAQVI NAVEEN;PONTIFIS RICARDO | 8/1/2016 | D216178929 | | |
| BROOKS CHARLIE V;BROOKS KATHRYN | 10/28/2011 | D211267871 | 0000000 | 0000000 |
| MUTTERER JASON;MUTTERER JENNY | 4/10/2000 | 00143190000281 | 0014319 | 0000281 |
| SLIMAK CHRISTINE | 1/27/1997 | 00126560000852 | 0012656 | 0000852 |
| MCCLASKEY I V | 2/19/1993 | 00109560001133 | 0010956 | 0001133 |
| SIMMONS JERRY;SIMMONS SUZANNE | 9/28/1984 | 00076270001268 | 0007627 | 0001268 |
| WILMONT DEV CORP | 12/31/1900 | 00000000000000 | 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 | \$0 | \$0 | \$0 | \$0 |
| 2024 | \$263,000 | \$50,000 | \$313,000 | \$313,000 |
| 2023 | \$271,000 | \$50,000 | \$321,000 | \$321,000 |
| 2022 | \$224,000 | \$40,000 | \$264,000 | \$264,000 |
| 2021 | \$239,141 | \$40,000 | \$279,141 | \$261,451 |
| 2020 | \$197,683 | \$40,000 | \$237,683 | \$237,683 |

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.