



**Address:** [736 MONTVALE DR](#)  
**City:** MANSFIELD  
**Georeference:** 44980-79-10  
**Subdivision:** WALNUT CREEK VALLEY ADDITION  
**Neighborhood Code:** 1M050E

**Latitude:** 32.5894449659  
**Longitude:** -97.1379938702  
**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 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:** 1983

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 03295257

**Site Name:** WALNUT CREEK VALLEY ADDITION-79-10

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,515

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,119

**Land Acres<sup>\*</sup>:** 0.1863

**Pool:** N

<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:**

TIFFANY CHUNG TRUST

**Primary Owner Address:**

1631 ROLLING HILL DR  
MONTEREY PARK, CA 91754

**Deed Date:** 4/29/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224083132](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHUNG TIFFANY	9/20/2016	<a href="#">D216227702</a>		
VECCHIARELLI GARY EARL	3/5/2012	<a href="#">D212056393</a>	0000000	0000000
RAMSEY RON E	8/3/1998	00133630000121	0013363	0000121
WHITNEY CHRISTY;WHITNEY DAVID J	9/6/1984	00075730002015	0007573	0002015
DAN DUNAWAY CONSTRUCTION CO	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$232,310	\$50,000	\$282,310	\$282,310
2023	\$225,680	\$50,000	\$275,680	\$275,680
2022	\$194,988	\$40,000	\$234,988	\$234,988
2021	\$174,480	\$40,000	\$214,480	\$214,480
2020	\$152,264	\$40,000	\$192,264	\$192,264

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.