



**Address:** [5616 CEDAR CREEK DR](#)  
**City:** BENBROOK  
**Georeference:** 6865C-B-5616  
**Subdivision:** CEDAR CREEK TOWNHOMES  
**Neighborhood Code:** A4T010H

**Latitude:** 32.6955062713  
**Longitude:** -97.4172646705  
**TAD Map:** 2024-372  
**MAPSCO:** TAR-088C



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** CEDAR CREEK TOWNHOMES  
BLDG B UNIT 5616 & 1.0432% OF COMMON AREA

**Jurisdictions:**  
CITY OF BENBROOK (003)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
FORT WORTH ISD (905)

**State Code:** A  
**Year Built:** 1984  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 05645352  
**Site Name:** CEDAR CREEK TOWNHOMES-B-5616  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 980  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 0  
**Land Acres<sup>\*</sup>:** 0.0000  
**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:**  
WILLINGHAM WAYNE A  
**Primary Owner Address:**  
5616 CEDAR CREEK DR  
BENBROOK, TX 76109

**Deed Date:** 7/13/2022  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D222185833](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MEDINA CARLOS	6/12/2021	<a href="#">D221223529</a>		
CARTER JORDAN;CARTER JUSTIN;CARTER REGINA	1/17/2016	<a href="#">D221223527</a>		
CARTER MARY ANNE	4/11/2007	<a href="#">D207136411</a>	0000000	0000000
CEDAR CREEK PARTNERS LTD	2/1/2005	<a href="#">D205035609</a>	0000000	0000000
CEDAR CREEK TOWN HOMES	3/15/1989	00095390001225	0009539	0001225
TALMAN HOME FED S & L ASSOC	6/12/1988	00093000000048	0009300	0000048
EPIC ASSOC 82-LXVIII	4/2/1984	00077850000087	0007785	0000087
MAIN STREET DEV	1/1/1984	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	\$162,476	\$40,000	\$202,476	\$202,476
2024	\$162,476	\$40,000	\$202,476	\$202,476
2023	\$178,489	\$23,000	\$201,489	\$201,489
2022	\$143,160	\$23,000	\$166,160	\$166,160
2021	\$130,787	\$23,000	\$153,787	\$153,787
2020	\$131,430	\$23,000	\$154,430	\$154,430

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.