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**Address:** [5769 CEDAR CREEK DR](#)  
**City:** BENBROOK  
**Georeference:** 6865C-W-5769  
**Subdivision:** CEDAR CREEK TOWNHOMES  
**Neighborhood Code:** A4T010H

**Latitude:** 32.6959195162  
**Longitude:** -97.4202837488  
**TAD Map:** 2024-372  
**MAPSCO:** TAR-088C



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

**PROPERTY DATA**

**Legal Description:** CEDAR CREEK TOWNHOMES  
BLDG W UNIT 5769 & 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:** SOUTHLAND PROPERTY TAX CONSULTANTS INC (00344)

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

**Site Number:** 05646200  
**Site Name:** CEDAR CREEK TOWNHOMES-W-5769  
**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

<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:**  
ZYLAN ENTERPRISES LLC  
**Primary Owner Address:**  
6809 SAWGRASS DR  
FORT WORTH, TX 76132-7103

**Deed Date:** 3/4/2015  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D215046158](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MITCHELL D;MITCHELL WILLIAM JR	7/17/2008	<a href="#">D208284468</a>	0000000	0000000
GAILEY JEANNINE	6/9/2006	<a href="#">D206179261</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
EPIC ASSOC 82-LXVII	4/2/1984	00077850000675	0007785	0000675
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	\$132,697	\$40,000	\$172,697	\$172,697
2024	\$151,885	\$40,000	\$191,885	\$191,885
2023	\$168,885	\$23,000	\$191,885	\$191,885
2022	\$142,702	\$23,000	\$165,702	\$165,702
2021	\$124,774	\$23,000	\$147,774	\$147,774
2020	\$124,774	\$23,000	\$147,774	\$147,774

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.