



**Address:** [5765 CEDAR CREEK DR](#)  
**City:** BENBROOK  
**Georeference:** 6865C-W-5765  
**Subdivision:** CEDAR CREEK TOWNHOMES  
**Neighborhood Code:** A4T010H

**Latitude:** 32.6958674336  
**Longitude:** -97.4203780094  
**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 W UNIT 5765 & 1.2295% 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:** OCONNOR & ASSOCIATES (00436)

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

**Site Number:** 05646278

**Site Name:** CEDAR CREEK TOWNHOMES-W-5765

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,155

**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:**

S&P KAPITIS LLC SERIES 5765

**Primary Owner Address:**

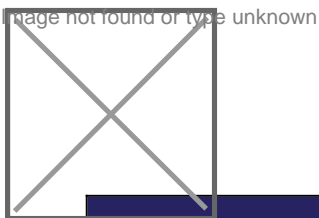
6936 OVERHILL RD  
FORT WORTH, TX 76116

**Deed Date:** 3/1/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218046360](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
PEREZ MONICA;SANTILLAN JOSE A	5/6/2016	<a href="#">D216096934</a>		
MORROW JACK W;MORROW TERRY C	4/25/2011	<a href="#">D211101862</a>	0000000	0000000
CHENG YUSI	7/25/2007	<a href="#">D207280635</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-LXVIII	4/2/1984	00077850000696	0007785	0000696
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	\$153,550	\$40,000	\$193,550	\$193,550
2024	\$161,615	\$40,000	\$201,615	\$201,615
2023	\$188,000	\$23,000	\$211,000	\$211,000
2022	\$149,941	\$23,000	\$172,941	\$172,941
2021	\$127,000	\$23,000	\$150,000	\$150,000
2020	\$127,000	\$23,000	\$150,000	\$150,000

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.