



**Address:** [5714 CEDAR CREEK DR](#)  
**City:** BENBROOK  
**Georeference:** 6865C-K-5714  
**Subdivision:** CEDAR CREEK TOWNHOMES  
**Neighborhood Code:** A4T010H

**Latitude:** 32.6960463746  
**Longitude:** -97.4182809708  
**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 K UNIT 5714 & 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:** SOUTHLAND PROPERTY TAX CONSULTANTS INC (00344)

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

**Site Number:** 05646294  
**Site Name:** CEDAR CREEK TOWNHOMES-K-5714  
**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

+++ Rounded.

\* 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:** [D215046130](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RYALL BARCLAY R EST	4/3/2006	<a href="#">D206098369</a>	0000000	0000000
MCNEELEY ERNESTEEN	11/28/2005	<a href="#">D205360085</a>	0000000	0000000
CEDAR CREEK TOWN HOMES	3/15/1989	00095390001225	0009539	0001225
EPIC ASSOC 82-LXVIII	4/2/1984	00077850000360	0007785	0000360
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	\$155,000	\$40,000	\$195,000	\$195,000
2024	\$174,484	\$40,000	\$214,484	\$214,484
2023	\$192,000	\$23,000	\$215,000	\$215,000
2022	\$148,875	\$23,000	\$171,875	\$171,875
2021	\$136,902	\$23,000	\$159,902	\$159,902
2020	\$136,902	\$23,000	\$159,902	\$159,902

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.