

WCAD

Property **R424314** Owner **FINTECH BUSINESS LLC** Property Address **4500 ARIA CV, ROUND ROCK, TX 78681** Tax Year **2024** 2024 Market Value **N/A**

2024 GENERAL INFORMATION

Property Status **Active**
 Property Type **Residential**
 Legal Description **S8049 - Sendero Springs Sec 2, BLOCK K, Lot 48**
 Neighborhood **R101506D - Sendero Springs Sec 4,5 East of SS Dr.**
 Account **R-16-5252-000K-0048**
 Map Number **3-4307**

2024 OWNER INFORMATION

Owner Name **FINTECH BUSINESS LLC**
 Owner ID
 Exemptions
 Percent Ownership **100%**
 Mailing Address **PO BOX 2632 CEDAR PARK, TX 78630**
 Agent **-**

2024 VALUE INFORMATION

MARKET VALUE

Improvement Homesite Value **N/A**
 Improvement Non-Homesite Value **N/A**
 Total Improvement Market Value **N/A**

Land Homesite Value **N/A**
 Land Non-Homesite Value **N/A**
 Land Agricultural Market Value **N/A**

Total Land Market Value **N/A**

Total Market Value **N/A**

ASSESSED VALUE

Total Improvement Market Value **N/A**
 Land Homesite Value **N/A**
 Land Non-Homesite Value **N/A**
 Agricultural Use **N/A**
 Timber Use **N/A**
 Total Appraised Value **N/A**

Homestead Cap Loss **N/A**

Total Assessed Value **N/A**

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2024 ENTITIES & EXEMPTIONS

TAXING ENTITY	EXEMPTIONS	EXEMPTIONS AMOUNT	TAXABLE VALUE	TAX RATE PER 100	TAX CEILING
CAD- Williamson CAD		N/A	N/A	N/A	N/A
DBC- Br Crk MUD DA		N/A	N/A	N/A	N/A
F91- Wmsn ESD #2		N/A	N/A	N/A	N/A
GWI- Williamson CO		N/A	N/A	N/A	N/A
J01- Aus Comm Coll		N/A	N/A	N/A	N/A
M12- Brushy Creek MUD		N/A	N/A	N/A	N/A
RFM- Wmsn CO FM/RD		N/A	N/A	N/A	N/A
SRR- Round Rock ISD		N/A	N/A	N/A	N/A
W09- Upper Brushy Creek WCID		N/A	N/A	N/A	N/A

2024 IMPROVEMENTS

⌵ Expand/Collapse All

Improvement #1 State Code Homesite Total Main Area (Exterior Measured) Market Value
 - A1 - Residential Single Family Yes 2,939 Sq. Ft N/A

RECORD	TYPE	YEAR BUILT	SQ. FT	VALUE	ADD'L INFO
1	Main Area	2005	1,298	N/A	⌵ Details
2	Second Floor	2005	1,641	N/A	⌵ Details
3	Garage	2005	399	N/A	⌵ Details
4	Open Porch	2005	229	N/A	⌵ Details
5	Patio	2005	100	N/A	⌵ Details
6	Fireplace	2005	1	N/A	⌵ Details

2024 LAND SEGMENTS

LAND SEGMENT TYPE	STATE CODE	HOMESITE	MARKET VALUE	AG USE	TIM USE	LAND SIZE
1 - Residential	A1 - Residential Single Family	Yes	N/A	N/A	N/A	-

VALUE HISTORY

YEAR	IMPROVEMENT	LAND	MARKET	AG MARKET	AG USE	APPRAISED	HS CAP LOSS	ASSESSED
2023	\$434,682	\$129,000	\$563,682	\$0	\$0	\$563,682	\$0	\$563,682
2022	\$547,490	\$129,000	\$676,490	\$0	\$0	\$676,490	\$0	\$676,490
2021	\$384,680	\$89,000	\$473,680	\$0	\$0	\$473,680	\$0	\$473,680
2020	\$300,601	\$82,771	\$383,372	\$0	\$0	\$383,372	\$0	\$383,372
2019	\$305,480	\$77,040	\$382,520	\$0	\$0	\$382,520	\$0	\$382,520

SALES HISTORY

DEED DATE	SELLER	BUYER	INSTR #	VOLUME/PAGE
10/5/2023	BENITEZ, LUIS ALBERT	FINTECH BUSINESS LLC	2023084049	
8/3/2012	FEDERAL NATIONAL MORTGAGE ASSOC aka FANNIE MAE	BENITEZ, LUIS ALBERT	2012063328	
3/6/2012	COCHRANE, JAMES & MAUREEN	FEDERAL NATIONAL MORTGAGE ASSOC aka FANNIE MAE	2012018094	
7/11/2006	STREETMAN HOMES LTD LLP	COCHRANE, JAMES & MAUREEN	2006058858	
1/29/2004	HY-LAND NORTH JOINT VENTURE	STREETMAN HOMES LTD LLP	2004009797	