

# Parcelytics — Tax Due Diligence Report

102 BLUE RIDGE DR TX · Geo ID 0109150403

Generated July 23, 2026 — for informational purposes; verify official figures with TCAD / the Travis County Tax Office before relying on this for a transaction.

## Current & Preliminary Values

| Metric         | 2026 Preliminary | 2025 Certified | Change |
|----------------|------------------|----------------|--------|
| Market Value   | \$2,591,160      | \$2,591,160    | +0.0%  |
| Assessed Value | —                | \$2,591,160    | —      |
| Taxable Value  | —                | \$2,591,160    | —      |

2026 column: Preliminary — subject to change until certification. 2025 column: Verified.

## 2025 Billing & Tax Rate

| Metric             | Value    | Confidence / Note                                               |
|--------------------|----------|-----------------------------------------------------------------|
| Effective Tax Rate | 1.6379%  | Partial — Total Tax is not fully verified                       |
| Total Tax          | \$42,439 | Partial — reconstructed by summing entity-level billing records |

## 2025 Entity-Level Tax Breakdown

| Taxing Entity           | Rate    | Amount Due  |
|-------------------------|---------|-------------|
| Eanes ISD               | 0.8322% | \$21,563.63 |
| Travis County           | 0.3758% | \$9,738.75  |
| City of West Lake Hills | 0.1768% | \$4,580.73  |
| Travis Central Health   | 0.1180% | \$3,058.16  |
| Travis County ESD # 09  | 0.0758% | \$1,964.10  |
| WCID # 10               | 0.0592% | \$1,533.97  |

## Value & Tax History

| Year | Market Value | Assessed Value | Total Tax | Confidence                              |
|------|--------------|----------------|-----------|-----------------------------------------|
| 2021 | \$2,429,888  | \$2,429,888    | \$38,865  | Verified                                |
| 2022 | \$2,532,270  | \$2,532,270    | \$43,353  | Verified                                |
| 2023 | \$2,767,830  | \$2,767,830    | \$38,229  | Verified                                |
| 2024 | \$2,350,000  | \$2,350,000    | \$38,749  | Verified                                |
| 2025 | \$2,591,160  | \$2,591,160    | \$42,439  | Partial — Billing is not fully verified |
| 2026 | \$2,591,160  | \$2,591,160    | —         | N/A                                     |

## Sources

- Market / assessed / taxable values: Travis Central Appraisal District (TCAD) Certified Appraisal Roll.
- Entity tax rates: Travis County Rates History (1990–2025), as adopted by each taxing entity.
- Current-year billing: Travis County Tax Office current-year billing data (TaxCurOpenData).
- Prior-year billing (2021–2024): Travis County Tax Office PIR bulk billing export, cross-verified against known sanity-check accounts.
- Delinquency status: Travis County Tax Office delinquent-account data (TaxDelqOpenData), where applicable — as of June 20, 2026; balance grows monthly under Tax Code §33.01.

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