

# Parcelytics — Tax Due Diligence Report

4301 WESTBANK DR TX 78746 · Geo ID 0109190401

Generated July 19, 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   | \$21,902,002     | \$19,148,929   | +14.4% |
| Assessed Value | —                | \$19,148,929   | —      |
| Taxable Value  | —                | \$19,148,929   | —      |

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

## 2025 Billing & Tax Rate

| Metric             | Value     | Confidence / Note                                               |
|--------------------|-----------|-----------------------------------------------------------------|
| Effective Tax Rate | 1.6322%   | Partial — Total Tax is not fully verified                       |
| Total Tax          | \$312,558 | Partial — reconstructed by summing entity-level billing records |

## 2025 Entity-Level Tax Breakdown

| Taxing Entity            | Rate    | Amount Due   |
|--------------------------|---------|--------------|
| Eanes ISD                | 0.8322% | \$133,152.00 |
| City of Austin           | 0.5240% | \$83,842.72  |
| Travis County            | 0.3758% | \$60,135.20  |
| Travis Central Health    | 0.1180% | \$18,883.68  |
| Austin Community College | 0.1034% | \$16,544.00  |

## Value & Tax History

| Year | Market Value | Assessed Value | Total Tax | Confidence                              |
|------|--------------|----------------|-----------|-----------------------------------------|
| 2021 | \$28,716,100 | \$28,716,100   | \$624,799 | Verified                                |
| 2022 | \$28,716,100 | \$28,716,100   | \$509,762 | Verified                                |
| 2023 | \$24,492,167 | \$24,492,167   | \$450,104 | Verified                                |
| 2024 | \$21,480,958 | \$21,480,958   | \$382,957 | Verified                                |
| 2025 | \$19,148,929 | \$19,148,929   | \$312,558 | Partial — Billing is not fully verified |
| 2026 | \$21,902,002 | \$21,902,002   | —         | 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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