

# Parcelytics — Tax Due Diligence Report

902 LIVE OAK RIDGE RD WEST LAKE HILLS, TX 78746 · Geo ID 0117191103

Generated July 21, 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   | \$13,584,384     | \$12,575,687   | +8.0%  |
| Assessed Value | —                | \$8,790,404    | —      |
| Taxable Value  | —                | \$8,790,404    | —      |

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

## 2025 Billing & Tax Rate

| Metric             | Value     | Confidence / Note                                               |
|--------------------|-----------|-----------------------------------------------------------------|
| Effective Tax Rate | 0.9554%   | Partial — Total Tax is not fully verified                       |
| Total Tax          | \$120,151 | Partial — reconstructed by summing entity-level billing records |
| Assessment Ratio   | 69.9%     | Below typical ~100%                                             |

## 2025 Entity-Level Tax Breakdown

| Taxing Entity           | Rate    | Amount Due  |
|-------------------------|---------|-------------|
| Eanes ISD               | 0.8322% | \$64,457.62 |
| Travis County           | 0.3758% | \$23,531.14 |
| City of West Lake Hills | 0.1768% | \$14,074.49 |
| Travis Central Health   | 0.1180% | \$7,339.71  |
| Travis County ESD # 09  | 0.0758% | \$6,034.78  |
| WCID # 10               | 0.0592% | \$4,713.18  |

## Value & Tax History

| Year | Market Value | Assessed Value | Total Tax | Confidence                              |
|------|--------------|----------------|-----------|-----------------------------------------|
| 2021 | \$1,209,442  | \$1,118,259    | \$11,586  | Verified                                |
| 2022 | \$10,000,000 | \$10,000,000   | \$164,525 | Verified                                |
| 2023 | \$9,000,000  | \$9,000,000    | \$136,145 | Verified                                |
| 2024 | \$7,979,260  | \$7,979,260    | \$122,671 | Verified                                |
| 2025 | \$12,575,687 | \$8,790,404    | \$120,151 | Partial — Billing is not fully verified |
| 2026 | \$13,584,384 | \$8,777,854    | —         | 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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