

# Parcelytics — Tax Due Diligence Report

2329 WESTLAKE DR 4 TX 78746 · Geo ID 0119091405

Generated July 22, 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   | \$3,051,749      | \$3,435,518    | -11.2% |
| Assessed Value | —                | \$1,613,494    | —      |
| Taxable Value  | —                | \$1,613,494    | —      |

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

## 2025 Billing & Tax Rate

| Metric             | Value    | Confidence / Note                                               |
|--------------------|----------|-----------------------------------------------------------------|
| Effective Tax Rate | 0.5369%  | Partial — Total Tax is not fully verified                       |
| Total Tax          | \$18,445 | Partial — reconstructed by summing entity-level billing records |
| Assessment Ratio   | 47.0%    | Below typical ~100%                                             |

## 2025 Entity-Level Tax Breakdown

| Taxing Entity            | Rate    | Amount Due |
|--------------------------|---------|------------|
| City of Austin           | 0.5240% | \$5,757.87 |
| Eanes ISD                | 0.8322% | \$5,684.76 |
| Travis County            | 0.3758% | \$4,313.10 |
| Austin Community College | 0.1034% | \$1,384.29 |
| Travis Central Health    | 0.1180% | \$1,304.86 |

## Value & Tax History

| Year | Market Value | Assessed Value | Total Tax | Confidence                              |
|------|--------------|----------------|-----------|-----------------------------------------|
| 2021 | \$1,516,048  | \$1,516,048    | \$24,943  | Verified                                |
| 2022 | \$1,542,579  | \$1,542,579    | \$23,646  | Verified                                |
| 2023 | \$1,542,579  | \$1,542,579    | \$18,014  | Verified                                |
| 2024 | \$1,466,813  | \$1,466,813    | \$18,072  | Verified                                |
| 2025 | \$3,435,518  | \$1,613,494    | \$18,445  | Partial — Billing is not fully verified |
| 2026 | \$3,051,749  | \$3,051,749    | —         | 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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