

# Parcelytics — Tax Due Diligence Report

1619 MOUNT LARSON RD TX 78746 · Geo ID 0121110257

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   | \$2,961,270      | \$2,140,787    | +38.3% |
| Assessed Value | —                | \$1,836,000    | —      |
| Taxable Value  | —                | \$1,836,000    | —      |

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

## 2025 Billing & Tax Rate

| Metric             | Value    | Confidence / Note                                               |
|--------------------|----------|-----------------------------------------------------------------|
| Effective Tax Rate | 1.0019%  | Partial — Total Tax is not fully verified                       |
| Total Tax          | \$21,449 | Partial — reconstructed by summing entity-level billing records |
| Assessment Ratio   | 85.8%    | Below typical ~100%                                             |

## 2025 Entity-Level Tax Breakdown

| Taxing Entity          | Rate    | Amount Due  |
|------------------------|---------|-------------|
| Eanes ISD              | 0.8322% | \$12,732.66 |
| Travis County          | 0.3758% | \$5,750.43  |
| Travis Central Health  | 0.1180% | \$1,805.75  |
| Travis County ESD # 09 | 0.0758% | \$1,159.74  |

## Value & Tax History

| Year | Market Value | Assessed Value | Total Tax | Confidence                              |
|------|--------------|----------------|-----------|-----------------------------------------|
| 2021 | \$1,275,000  | \$1,275,000    | \$20,536  | Verified                                |
| 2022 | \$1,530,000  | \$1,530,000    | \$22,860  | Verified                                |
| 2023 | \$1,530,000  | \$1,530,000    | \$20,913  | Verified                                |
| 2024 | \$1,530,000  | \$1,530,000    | \$21,556  | Verified                                |
| 2025 | \$2,140,787  | \$1,836,000    | \$21,449  | Partial — Billing is not fully verified |
| 2026 | \$2,961,270  | \$1,836,000    | —         | 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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