

# Parcelytics — Tax Due Diligence Report

1420 PALISADES POINTE LN TX 78738 · Geo ID 0125550101

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   | \$2,167,177      | \$2,350,903    | -7.8%  |
| Assessed Value | —                | \$2,350,903    | —      |
| Taxable Value  | —                | \$2,350,903    | —      |

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

## 2025 Billing & Tax Rate

| Metric             | Value    | Confidence / Note                                               |
|--------------------|----------|-----------------------------------------------------------------|
| Effective Tax Rate | 1.7587%  | Partial — Total Tax is not fully verified                       |
| Total Tax          | \$41,345 | Partial — reconstructed by summing entity-level billing records |

## 2025 Entity-Level Tax Breakdown

| Taxing Entity          | Rate    | Amount Due  |
|------------------------|---------|-------------|
| Lake Travis ISD        | 1.0397% | \$24,442.34 |
| Travis County          | 0.3758% | \$8,835.75  |
| Lake Pointe MUD        | 0.1347% | \$3,166.67  |
| Travis Central Health  | 0.1180% | \$2,774.61  |
| Travis County ESD # 06 | 0.0904% | \$2,125.19  |

## Value & Tax History

| Year | Market Value | Assessed Value | Total Tax | Confidence                              |
|------|--------------|----------------|-----------|-----------------------------------------|
| 2021 | \$1,257,040  | \$1,184,997    | \$19,495  | Verified                                |
| 2022 | \$1,593,470  | \$1,303,497    | \$20,184  | Verified                                |
| 2023 | \$2,507,245  | \$2,507,245    | \$42,692  | Verified                                |
| 2024 | \$2,170,522  | \$2,170,522    | \$37,789  | Verified                                |
| 2025 | \$2,350,903  | \$2,350,903    | \$41,345  | Partial — Billing is not fully verified |
| 2026 | \$2,167,177  | \$2,167,177    | —         | 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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