

# Parcelytics — Tax Due Diligence Report

4140 WESTLAKE DR TX 78746 · Geo ID 0131130411

Generated July 20, 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   | \$1,988,219      | \$2,308,406    | -13.9% |
| Assessed Value | —                | \$2,025,000    | —      |
| Taxable Value  | —                | \$2,025,000    | —      |

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

## 2025 Billing & Tax Rate

| Metric             | Value    | Confidence / Note                                               |
|--------------------|----------|-----------------------------------------------------------------|
| Effective Tax Rate | 1.2298%  | Partial — Total Tax is not fully verified                       |
| Total Tax          | \$28,388 | Partial — reconstructed by summing entity-level billing records |
| Assessment Ratio   | 87.7%    | Below typical ~100%                                             |

## 2025 Entity-Level Tax Breakdown

| Taxing Entity          | Rate    | Amount Due  |
|------------------------|---------|-------------|
| Eanes ISD              | 0.8322% | \$16,852.05 |
| Travis County          | 0.3758% | \$7,610.86  |
| Travis Central Health  | 0.1180% | \$2,389.97  |
| Travis County ESD # 09 | 0.0758% | \$1,534.95  |

## Value & Tax History

| Year | Market Value | Assessed Value | Total Tax | Confidence                              |
|------|--------------|----------------|-----------|-----------------------------------------|
| 2021 | \$805,000    | \$805,000      | \$12,966  | Verified                                |
| 2022 | \$1,913,175  | \$1,913,175    | \$28,585  | Verified                                |
| 2023 | \$1,687,500  | \$1,687,500    | \$23,066  | Verified                                |
| 2024 | \$1,687,500  | \$1,687,500    | \$23,775  | Verified                                |
| 2025 | \$2,308,406  | \$2,025,000    | \$28,388  | Partial — Billing is not fully verified |
| 2026 | \$1,988,219  | \$1,988,219    | —         | 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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