

# Parcelytics — Tax Due Diligence Report

BRISTOL CREEK BEND 78669 · Geo ID 0137900267

Generated July 18, 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   | \$1,634,788      | \$702,502      | +132.7% |
| Assessed Value | —                | \$259,200      | —       |
| Taxable Value  | —                | \$259,200      | —       |

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

## 2025 Billing & Tax Rate

| Metric             | Value   | Confidence / Note                                               |
|--------------------|---------|-----------------------------------------------------------------|
| Effective Tax Rate | 0.7420% | Partial — Total Tax is not fully verified                       |
| Total Tax          | \$5,212 | Partial — reconstructed by summing entity-level billing records |
| Assessment Ratio   | 36.9%   | Below typical ~100%                                             |

## 2025 Entity-Level Tax Breakdown

| Taxing Entity          | Rate    | Amount Due |
|------------------------|---------|------------|
| Lake Travis ISD        | 1.0397% | \$2,694.90 |
| Travis County MUD # 13 | 0.3075% | \$996.30   |
| Travis County          | 0.3758% | \$974.19   |
| Travis Central Health  | 0.1180% | \$305.92   |
| Travis County ESD # 08 | 0.0930% | \$241.09   |

## Value & Tax History

| Year | Market Value | Assessed Value | Total Tax | Confidence                              |
|------|--------------|----------------|-----------|-----------------------------------------|
| 2024 | \$216,000    | \$216,000      | \$4,315   | Verified                                |
| 2025 | \$702,502    | \$259,200      | \$5,212   | Partial — Billing is not fully verified |
| 2026 | \$1,634,788  | \$1,634,788    | —         | 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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