

# Parcelytics — Tax Due Diligence Report

1301 DUSK CT TX 78645 · Geo ID 0160920508

Generated July 25, 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   | \$80,000         | \$288,000      | -72.2% |
| Assessed Value | —                | \$228,000      | —      |
| Taxable Value  | —                | \$228,000      | —      |

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

## 2025 Billing & Tax Rate

| Metric             | Value   | Confidence / Note                                               |
|--------------------|---------|-----------------------------------------------------------------|
| Effective Tax Rate | 0.8508% | Partial — Total Tax is not fully verified                       |
| Total Tax          | \$2,450 | Partial — reconstructed by summing entity-level billing records |
| Assessment Ratio   | 79.2%   | Below typical ~100%                                             |

## 2025 Entity-Level Tax Breakdown

| Taxing Entity          | Rate    | Amount Due |
|------------------------|---------|------------|
| Lago Vista ISD         | 1.0169% | \$1,169.44 |
| City of Lago Vista     | 0.4200% | \$483.00   |
| Travis County          | 0.3758% | \$432.22   |
| Travis Central Health  | 0.1180% | \$135.73   |
| Travis County ESD # 01 | 0.1000% | \$115.00   |
| Travis County ESD # 07 | 0.1000% | \$114.96   |

## Value & Tax History

| Year | Market Value | Assessed Value | Total Tax | Confidence                              |
|------|--------------|----------------|-----------|-----------------------------------------|
| 2021 | \$60,000     | \$60,000       | \$576     | Verified                                |
| 2022 | \$187,200    | \$187,200      | \$1,656   | Verified                                |
| 2023 | \$75,000     | \$75,000       | \$1,517   | Verified                                |
| 2024 | \$288,000    | \$288,000      | \$4,056   | Verified                                |
| 2025 | \$288,000    | \$228,000      | \$2,450   | Partial — Billing is not fully verified |
| 2026 | \$80,000     | \$80,000       | —         | 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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