

# Parcelytics — Tax Due Diligence Report

BOGGY FORD RD TX 78645 · Geo ID 0167770117

Generated July 22, 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   | \$819,740        | \$1,062,624    | -22.9% |
| Assessed Value | —                | \$983,688      | —      |
| Taxable Value  | —                | \$983,688      | —      |

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

## 2025 Billing & Tax Rate

| Metric             | Value    | Confidence / Note                                              |
|--------------------|----------|----------------------------------------------------------------|
| Effective Tax Rate | 1.5837%  | Verified                                                       |
| Total Tax          | \$16,828 | Verified                                                       |
| Assessment Ratio   | 92.6%    | Below typical ~100%                                            |
| Delinquent Taxes   | \$19,353 | Since — — as of June 20, 2026, grows monthly (Tax Code §33.01) |

## 2025 Entity-Level Tax Breakdown

| Taxing Entity          | Rate    | Amount Due  |
|------------------------|---------|-------------|
| Lago Vista ISD         | 1.0169% | \$10,003.12 |
| Travis County          | 0.3758% | \$3,697.14  |
| Travis Central Health  | 0.1180% | \$1,160.98  |
| Travis County ESD # 01 | 0.1000% | \$983.69    |
| Travis County ESD # 07 | 0.1000% | \$983.36    |

## Value & Tax History

| Year | Market Value | Assessed Value | Total Tax | Confidence |
|------|--------------|----------------|-----------|------------|
| 2021 | \$114,818    | \$114,818      | \$2,148   | Verified   |
| 2022 | \$511,462    | \$511,462      | \$9,104   | Verified   |
| 2023 | \$819,740    | \$819,740      | \$8,228   | Verified   |
| 2024 | \$819,740    | \$819,740      | \$13,610  | Verified   |
| 2025 | \$1,062,624  | \$983,688      | \$16,828  | Verified   |
| 2026 | \$819,740    | \$819,740      | —         | N/A        |

Why This Bill Changed (2024 to 2025)

| Effect           | Amount   |
|------------------|----------|
| 2024 Total       | \$13,610 |
| Value Change     | +\$2,722 |
| Rate Change      | +\$496   |
| Exemption Change | -\$0     |
| 2025 Total       | \$16,828 |

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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