Parcelytics — Tax Due Diligence Report

15501 LONG VISTA DR TX 78728 · Geo ID 0276230115

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	$14,972,131	$13,250,000	+13.0%
Assessed Value	—	$13,250,000	—
Taxable Value	—	$13,250,000	—

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

2025 Billing & Tax Rate

Metric	Value	Confidence / Note
Effective Tax Rate	1.6136%	Partial — Total Tax is not fully verified
Total Tax	$213,806	Partial — reconstructed by summing entity-level billing records

2025 Entity-Level Tax Breakdown

Taxing Entity	Rate	Amount Due
Round Rock ISD	0.8931%	$118,335.75
Travis County	0.3758%	$49,799.46
Travis Central Health	0.1180%	$15,638.05
Austin Community College	0.1034%	$13,700.50
Travis County ESD # 02	0.0928%	$12,291.36
Travis County ESD #17	0.0305%	$4,041.25

Value & Tax History

Year	Market Value	Assessed Value	Total Tax	Confidence
2021	$9,700,000	$9,700,000	$171,720	Verified
2022	$11,500,000	$11,500,000	$182,294	Verified
2023	$11,734,345	$11,734,345	$165,233	Verified
2024	$13,400,000	$13,400,000	$201,027	Verified
2025	$13,250,000	$13,250,000	$213,806	Partial — Billing is not fully verified
2026	$14,972,131	$14,972,131	—	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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