Parcelytics — Tax Due Diligence Report

10600 CRUMLEY RANCH RD TX 78738 · Geo ID 0102960127

Generated September 17, 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 Certified	2025 Certified	Change
Market Value	$20,318,140	$16,149,028	+25.8%
Assessed Value	—	$341,492	—
Taxable Value	—	$341,492	—

2026 column: Verified. 2025 column: Verified.

2025 Billing & Tax Rate

Metric	Value	Confidence / Note
Effective Tax Rate	0.0343%	Partial — Total Tax is not fully verified
Total Tax	$5,546	Partial — reconstructed by summing entity-level billing records
Assessment Ratio	2.1%	Below typical ~100%

2025 Entity-Level Tax Breakdown

Taxing Entity	Rate	Amount Due
Lake Travis ISD	1.0397%	$3,550.49
Travis County	0.3758%	$1,283.48
Travis Central Health	0.1180%	$403.04
Travis County ESD # 06	0.0904%	$308.70

Value & Tax History

Year	Market Value	Assessed Value	Total Tax	Confidence
2021	$209,480	$14,850	$7,875	Verified
2022	$403,692	$29,401	$4,200	Verified
2023	$209,000	$29,401	$3,852	Verified
2024	$209,000	$39,401	$4,625	Verified
2025	$16,149,028	$341,492	$5,546	Partial — Billing is not fully verified
2026	$20,318,140	$402,917	—	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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