Parcelytics — Tax Due Diligence Report

BELLISSIMO LN 78735 · Geo ID 0105340404

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	$473,813	$118,453	+300.0%
Assessed Value	—	$101	—
Taxable Value	—	$101	—

2026 column: Verified. 2025 column: Verified.

2025 Billing & Tax Rate

Metric	Value	Confidence / Note
Effective Tax Rate	0.0021%	Partial — Total Tax is not fully verified
Total Tax	$3	Partial — reconstructed by summing entity-level billing records
Assessment Ratio	0.1%	Below typical ~100%

2025 Entity-Level Tax Breakdown

Taxing Entity	Rate	Amount Due
Austin ISD	0.9252%	$0.93
Travis County MUD # 07	0.9089%	$0.92
Travis County	0.3758%	$0.38
Travis Central Health	0.1180%	$0.12
Austin Community College	0.1034%	$0.10
Travis County ESD # 03	0.0590%	$0.06

Value & Tax History

Year	Market Value	Assessed Value	Total Tax	Confidence
2023	—	—	$2,160	N/A
2024	—	—	$1,077	N/A
2025	$118,453	$101	$3	Partial — Billing is not fully verified
2026	$473,813	$106	—	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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