Parcelytics — Tax Due Diligence Report

PATTERSON RD TX 78733 · Geo ID 0117380118

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	$1,186,352	$1,208,041	-1.8%
Assessed Value	—	$1,208,041	—
Taxable Value	—	$1,208,041	—

2026 column: Verified. 2025 column: Verified.

2025 Billing & Tax Rate

Metric	Value	Confidence / Note
Effective Tax Rate	1.4261%	Partial — Total Tax is not fully verified
Total Tax	$17,227	Partial — reconstructed by summing entity-level billing records

2025 Entity-Level Tax Breakdown

Taxing Entity	Rate	Amount Due
Eanes ISD	0.8322%	$10,053.32
Travis County	0.3758%	$4,540.36
Travis Central Health	0.1180%	$1,425.77
Travis County ESD # 10	0.1000%	$1,208.04

Value & Tax History

Year	Market Value	Assessed Value	Total Tax	Confidence
2021	$880,000	$1,080,000	$17,604	Partial — Appraisal is not fully verified
2022	—	$1,012,500	$15,405	N/A
2023	—	$1,012,500	$14,108	N/A
2024	—	$1,113,750	$16,015	N/A
2025	$1,208,041	$1,208,041	$17,227	Partial — Billing is not fully verified
2026	$1,186,352	$1,186,352	—	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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