

# Parcelytics — Tax Due Diligence Report

6800 SPANISH OAKS CLUB BLVD TX 78738 · Geo ID 0119660103

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   | \$1,686,189    | \$1,600,000    | +5.4%  |
| Assessed Value | —              | \$1,600,000    | —      |
| Taxable Value  | —              | \$1,600,000    | —      |

2026 column: Verified. 2025 column: Verified.

## 2025 Billing & Tax Rate

| Metric             | Value    | Confidence / Note                                               |
|--------------------|----------|-----------------------------------------------------------------|
| Effective Tax Rate | 1.7969%  | Partial — Total Tax is not fully verified                       |
| Total Tax          | \$28,750 | Partial — reconstructed by summing entity-level billing records |

## 2025 Entity-Level Tax Breakdown

| Taxing Entity              | Rate    | Amount Due  |
|----------------------------|---------|-------------|
| Lake Travis ISD            | 1.0397% | \$16,635.20 |
| Travis County              | 0.3758% | \$6,013.52  |
| West Travis County MUD # 6 | 0.1729% | \$2,766.40  |
| Travis Central Health      | 0.1180% | \$1,888.37  |
| Travis County ESD # 06     | 0.0904% | \$1,446.38  |

## Value & Tax History

| Year | Market Value | Assessed Value | Total Tax | Confidence                              |
|------|--------------|----------------|-----------|-----------------------------------------|
| 2021 | \$750,359    | \$281,870      | \$15,913  | Verified                                |
| 2022 | \$750,359    | \$281,870      | \$14,836  | Verified                                |
| 2023 | \$748,506    | \$281,870      | \$23,200  | Verified                                |
| 2024 | \$1,300,000  | \$281,870      | \$28,082  | Verified                                |
| 2025 | \$1,600,000  | \$1,600,000    | \$28,750  | Partial — Billing is not fully verified |
| 2026 | \$1,686,189  | \$1,686,189    | —         | 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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