

# Parcelytics — Tax Due Diligence Report

12104 PLEASANT PANORAMA VW TX 78738 · Geo ID 0125550131

Generated September 15, 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   | \$1,593,437    | \$1,166,587    | +36.6% |
| Assessed Value | —              | \$1,166,587    | —      |
| Taxable Value  | —              | \$790,050      | —      |

2026 column: Verified. 2025 column: Verified.

## 2025 Billing & Tax Rate

| Metric             | Value    | Confidence / Note                                               |
|--------------------|----------|-----------------------------------------------------------------|
| Effective Tax Rate | 0.9247%  | Partial — Total Tax is not fully verified                       |
| Total Tax          | \$10,787 | Partial — reconstructed by summing entity-level billing records |

## 2025 Entity-Level Tax Breakdown

| Taxing Entity          | Rate    | Amount Due |
|------------------------|---------|------------|
| Lake Travis ISD        | 1.0397% | \$4,309.21 |
| Travis County          | 0.3758% | \$2,969.36 |
| Lake Pointe MUD        | 0.1347% | \$1,571.39 |
| Travis County ESD # 06 | 0.0904% | \$1,054.58 |
| Travis Central Health  | 0.1180% | \$882.89   |

## Value & Tax History

| Year | Market Value | Assessed Value | Total Tax | Confidence                              |
|------|--------------|----------------|-----------|-----------------------------------------|
| 2021 | \$737,834    | \$127,500      | \$12,816  | Verified                                |
| 2022 | \$980,478    | \$127,500      | \$12,827  | Verified                                |
| 2023 | \$1,115,187  | \$375,000      | \$10,373  | Verified                                |
| 2024 | \$1,623,552  | \$375,000      | \$11,123  | Verified                                |
| 2025 | \$1,166,587  | \$1,166,587    | \$10,787  | Partial — Billing is not fully verified |
| 2026 | \$1,593,437  | \$1,283,246    | —         | 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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