

# Parcelytics — Tax Due Diligence Report

EL VIEJO CAMINO TX 78733 · Geo ID 0129360109

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   | \$225,000      | \$330,979      | -32.0% |
| Assessed Value | —              | \$330,979      | —      |
| Taxable Value  | —              | \$330,979      | —      |

2026 column: Verified. 2025 column: Verified.

## 2025 Billing & Tax Rate

| Metric             | Value   | Confidence / Note                                               |
|--------------------|---------|-----------------------------------------------------------------|
| Effective Tax Rate | 1.0070% | Partial — Total Tax is not fully verified                       |
| Total Tax          | \$3,333 | Partial — reconstructed by summing entity-level billing records |

## 2025 Entity-Level Tax Breakdown

| Taxing Entity          | Rate    | Amount Due |
|------------------------|---------|------------|
| Eanes ISD              | 0.8322% | \$1,872.45 |
| Travis County          | 0.3758% | \$845.65   |
| Travis Central Health  | 0.1180% | \$265.55   |
| Travis County ESD # 10 | 0.1000% | \$225.00   |
| WCID # 18              | 0.0552% | \$124.20   |

## Value & Tax History

| Year | Market Value | Assessed Value | Total Tax | Confidence                                |
|------|--------------|----------------|-----------|-------------------------------------------|
| 2021 | \$144,000    | \$202,500      | \$3,445   | Partial — Appraisal is not fully verified |
| 2022 | —            | \$283,500      | \$4,500   | N/A                                       |
| 2023 | —            | \$283,500      | \$4,123   | N/A                                       |
| 2024 | —            | \$283,500      | \$4,240   | N/A                                       |
| 2025 | \$330,979    | \$330,979      | \$3,333   | Partial — Billing is not fully verified   |
| 2026 | \$225,000    | \$225,000      | —         | 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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