Parcelytics — Tax Due Diligence Report

3900 BELMONT PARK DR TX 78746 · Geo ID 0131150514

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	$1,098,384	$1,170,480	-6.2%
Assessed Value	—	$1,170,480	—
Taxable Value	—	$1,170,480	—

2026 column: Verified. 2025 column: Verified.

2025 Billing & Tax Rate

Metric	Value	Confidence / Note
Effective Tax Rate	1.9535%	Partial — Total Tax is not fully verified
Total Tax	$22,865	Partial — reconstructed by summing entity-level billing records

2025 Entity-Level Tax Breakdown

Taxing Entity	Rate	Amount Due
Eanes ISD	0.8322%	$9,740.73
City of Austin	0.5240%	$6,133.51
Travis County	0.3758%	$4,399.19
Travis Central Health	0.1180%	$1,381.44
Austin Community College	0.1034%	$1,210.28

Value & Tax History

Year	Market Value	Assessed Value	Total Tax	Confidence
2021	$550,000	$550,000	$11,967	Verified
2022	—	$825,000	$16,359	N/A
2023	—	$825,000	$15,161	N/A
2024	—	$990,000	$18,976	N/A
2025	$1,170,480	$1,170,480	$22,865	Partial — Billing is not fully verified
2026	$1,098,384	$1,098,384	—	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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