Parcelytics — Tax Due Diligence Report

1202 LIPAN TRL AUSTIN, TX 78733 · Geo ID 0131380410

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	$409,285	$414,253	-1.2%
Assessed Value	—	$401,985	—
Taxable Value	—	$178,368	—

2026 column: Verified. 2025 column: Verified.

2025 Billing & Tax Rate

Metric	Value	Confidence / Note
Effective Tax Rate	0.6319%	Verified
Total Tax	$2,618	Verified
Assessment Ratio	97.0%	Below typical ~100%

2025 Entity-Level Tax Breakdown

Taxing Entity	Rate	Amount Due
Eanes ISD	0.8322%	$1,162.59
Travis County	0.3758%	$670.39
Travis County ESD # 10	0.1000%	$401.99
WCID # 18	0.0552%	$221.90
Travis Central Health	0.1180%	$160.97

Value & Tax History

Year	Market Value	Assessed Value	Total Tax	Confidence
2021	$161,230	$250,000	$4,274	Partial — Appraisal is not fully verified
2022	$251,230	$350,000	$4,253	Partial — Appraisal is not fully verified
2023	$360,046	$350,000	$3,288	Verified
2024	$360,046	$350,000	$3,300	Verified
2025	$414,253	$401,985	$2,618	Verified
2026	$409,285	$409,285	—	N/A

Why This Bill Changed (2024 to 2025)

Effect	Amount
2024 Total	$3,300
Value Change	+$777
Rate Change	-$15
Exemption Change	-$1,445
2025 Total	$2,618

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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