Parcelytics — Tax Due Diligence Report

1501 LIPAN TRL TX 78733 · Geo ID 0133361102

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	$457,896	$494,203	-7.3%
Assessed Value	—	$494,203	—
Taxable Value	—	$494,203	—

2026 column: Verified. 2025 column: Verified.

2025 Billing & Tax Rate

Metric	Value	Confidence / Note
Effective Tax Rate	1.4813%	Partial — Total Tax is not fully verified
Total Tax	$7,320	Partial — reconstructed by summing entity-level billing records

2025 Entity-Level Tax Breakdown

Taxing Entity	Rate	Amount Due
Eanes ISD	0.8322%	$4,112.76
Travis County	0.3758%	$1,857.44
Travis Central Health	0.1180%	$583.27
Travis County ESD # 10	0.1000%	$494.20
WCID # 18	0.0552%	$272.80

Value & Tax History

Year	Market Value	Assessed Value	Total Tax	Confidence
2021	$231,750	$250,000	$4,277	Partial — Appraisal is not fully verified
2022	$321,540	$316,715	$5,027	Verified
2023	$409,233	$316,472	$4,603	Verified
2024	$316,472	$420,000	$6,622	Partial — Appraisal is not fully verified
2025	$494,203	$494,203	$7,320	Partial — Billing is not fully verified
2026	$457,896	$457,896	—	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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