

# Parcelytics — Tax Due Diligence Report

2013 S RANCH RD 620 TX 78734 · Geo ID 0133700520

Generated September 16, 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   | \$6,556,770    | \$8,172,616    | -19.8% |
| Assessed Value | —              | \$8,172,616    | —      |
| Taxable Value  | —              | \$8,172,616    | —      |

2026 column: Verified. 2025 column: Verified.

## 2025 Billing & Tax Rate

| Metric             | Value     | Confidence / Note                                               |
|--------------------|-----------|-----------------------------------------------------------------|
| Effective Tax Rate | 1.7200%   | Partial — Total Tax is not fully verified                       |
| Total Tax          | \$140,570 | Partial — reconstructed by summing entity-level billing records |

## 2025 Entity-Level Tax Breakdown

| Taxing Entity          | Rate    | Amount Due  |
|------------------------|---------|-------------|
| Lake Travis ISD        | 1.0397% | \$79,017.20 |
| Travis County          | 0.3758% | \$28,564.22 |
| City of Lakeway        | 0.1696% | \$12,892.64 |
| Travis Central Health  | 0.1180% | \$8,969.75  |
| Travis County ESD # 06 | 0.0904% | \$6,870.32  |
| WCID # 17              | 0.0560% | \$4,256.00  |

## Value & Tax History

| Year | Market Value | Assessed Value | Total Tax | Confidence                              |
|------|--------------|----------------|-----------|-----------------------------------------|
| 2021 | \$8,200,000  | \$1,441,328    | \$121,979 | Verified                                |
| 2022 | \$6,870,000  | \$1,441,328    | \$125,475 | Verified                                |
| 2023 | \$8,080,000  | \$1,441,328    | \$138,764 | Verified                                |
| 2024 | \$7,885,000  | \$1,441,328    | \$166,412 | Verified                                |
| 2025 | \$8,172,616  | \$8,172,616    | \$140,570 | Partial — Billing is not fully verified |
| 2026 | \$6,556,770  | \$6,556,770    | —         | 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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