# Parcelytics — Tax Due Diligence Report

115 FLYING SCOT ST TX 78734 · Geo ID 0139800542

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 | $6,816,734 | $3,800,317 | +79.4% |
| Assessed Value | — | $3,250,840 | — |
| Taxable Value | — | $3,250,840 | — |

*2026 column: Verified. 2025 column: Verified.*

## 2025 Billing & Tax Rate

| Metric | Value | Confidence / Note |
|---|---|---|
| Effective Tax Rate | 1.5328% | Partial — Total Tax is not fully verified |
| Total Tax | $58,253 | Partial — reconstructed by summing entity-level billing records |
| Assessment Ratio | 85.5% | Below typical ~100% |
| Delinquent Taxes | $3,454 | Since — — as of June 20, 2026, grows monthly (Tax Code §33.01) |

## 2025 Entity-Level Tax Breakdown

| Taxing Entity | Rate | Amount Due |
|---|---|---|
| Lake Travis ISD | 1.0397% | $32,801.13 |
| Travis County | 0.3758% | $11,857.41 |
| City of Lakeway | 0.1696% | $5,351.90 |
| Travis Central Health | 0.1180% | $3,723.47 |
| Travis County ESD # 06 | 0.0904% | $2,851.90 |
| Lakeway MUD | 0.0531% | $1,667.05 |

## Value & Tax History

| Year | Market Value | Assessed Value | Total Tax | Confidence |
|---|---|---|---|---|
| 2021 | $2,485,433 | $39,325 | $49,872 | Verified |
| 2022 | $2,450,144 | — | $49,402 | Verified |
| 2023 | $2,589,966 | — | $49,007 | Verified |
| 2024 | $2,785,509 | — | $49,877 | Verified |
| 2025 | $3,800,317 | $3,250,840 | $58,253 | Partial — Billing is not fully verified |

| | | | | |
|---|---|---|---|---|
| 2026 | $6,816,734 | $6,484,928 | — | 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.

Generated by Parcelytics. This report reflects the most recent verified county data available in the system at the time of generation and is not an official TCAD or Travis County Tax Office document.