Parcelytics — Tax Due Diligence Report

215 S RANCH RD 620 TX 78734 · Geo ID 0141660903

Generated November 02, 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	$689,482	$437,374	+57.6%
Assessed Value	—	$437,374	—
Taxable Value	—	$437,374	—

2026 column: Verified. 2025 column: Verified.

2025 Billing & Tax Rate

Metric	Value	Confidence / Note
Effective Tax Rate	1.8496%	Partial — Total Tax is not fully verified
Total Tax	$8,090	Partial — reconstructed by summing entity-level billing records

2025 Entity-Level Tax Breakdown

Taxing Entity	Rate	Amount Due
Lake Travis ISD	1.0397%	$4,547.38
Travis County	0.3758%	$1,643.85
City of Lakeway	0.1696%	$741.96
Travis Central Health	0.1180%	$516.20
Travis County ESD # 06	0.0904%	$395.38
WCID # 17	0.0560%	$244.93

Value & Tax History

Year	Market Value	Assessed Value	Total Tax	Confidence
2021	$460,299	$291,225	$8,928	Verified
2022	$444,042	$291,225	$8,887	Verified
2023	$467,996	$291,225	$7,616	Verified
2024	$432,739	$291,225	$7,721	Verified
2025	$437,374	$437,374	$8,090	Partial — Billing is not fully verified
2026	$689,482	$689,482	—	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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