Parcelytics — Tax Due Diligence Report

RANCH ROAD 620 208 78734 · Geo ID 0143660513

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	$207,302	$110,163	+88.2%
Assessed Value	—	$110,163	—
Taxable Value	—	$110,163	—

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	$2,038	Partial — reconstructed by summing entity-level billing records

2025 Entity-Level Tax Breakdown

Taxing Entity	Rate	Amount Due
Lake Travis ISD	1.0397%	$1,145.36
Travis County	0.3758%	$414.04
City of Lakeway	0.1696%	$186.88
Travis Central Health	0.1180%	$130.02
Travis County ESD # 06	0.0904%	$99.59
WCID # 17	0.0560%	$61.69

Value & Tax History

Year	Market Value	Assessed Value	Total Tax	Confidence
2024	—	$61,504	$2,004	N/A
2025	$110,163	$110,163	$2,038	Partial — Billing is not fully verified
2026	$207,302	$132,196	—	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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