Parcelytics — Tax Due Diligence Report

3619 N RANCH RD 620 TX 78734 · Geo ID 0154600203

Generated November 01, 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	$888,658	$1,007,000	-11.8%
Assessed Value	—	$1,007,000	—
Taxable Value	—	$1,007,000	—

2026 column: Verified. 2025 column: Verified.

2025 Billing & Tax Rate

Metric	Value	Confidence / Note
Effective Tax Rate	1.6800%	Partial — Total Tax is not fully verified
Total Tax	$16,917	Partial — reconstructed by summing entity-level billing records

2025 Entity-Level Tax Breakdown

Taxing Entity	Rate	Amount Due
Lake Travis ISD	1.0397%	$10,469.78
Travis County	0.3758%	$3,784.76
Travis Central Health	0.1180%	$1,188.49
Travis County ESD # 06	0.0904%	$910.32
WCID # 17	0.0560%	$563.92

Value & Tax History

Year	Market Value	Assessed Value	Total Tax	Confidence
2021	$745,370	$401,576	$14,660	Verified
2022	$789,825	$401,576	$14,552	Verified
2023	$822,134	$401,576	$13,884	Verified
2024	$859,252	$401,576	$14,182	Verified
2025	$1,007,000	$1,007,000	$16,917	Partial — Billing is not fully verified
2026	$888,658	$888,658	—	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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