Parcelytics — Tax Due Diligence Report

16304 ELM DR TX 78734 · Geo ID 0164580209

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	$355,535	$359,694	-1.2%
Assessed Value	—	$192,112	—
Taxable Value	—	$192,112	—

2026 column: Verified. 2025 column: Verified.

2025 Billing & Tax Rate

Metric	Value	Confidence / Note
Effective Tax Rate	0.8973%	Partial — Total Tax is not fully verified
Total Tax	$3,227	Partial — reconstructed by summing entity-level billing records
Assessment Ratio	53.4%	Below typical ~100%

2025 Entity-Level Tax Breakdown

Taxing Entity	Rate	Amount Due
Lake Travis ISD	1.0397%	$1,997.39
Travis County	0.3758%	$722.04
Travis Central Health	0.1180%	$226.74
Travis County ESD # 06	0.0904%	$173.67
WCID # 17	0.0560%	$107.58

Value & Tax History

Year	Market Value	Assessed Value	Total Tax	Confidence
2021	$117,684	$112,163	$2,191	Verified
2022	$118,035	$112,163	$2,361	Verified
2023	$133,411	$112,163	$2,156	Verified
2024	$133,411	$115,700	$2,656	Verified
2025	$359,694	$192,112	$3,227	Partial — Billing is not fully verified
2026	$355,535	$230,534	—	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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