

# Parcelytics — Tax Due Diligence Report

VERANDA WALK TX 78645 · Geo ID 0164760202

Generated September 16, 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   | \$333,020      | \$333,020      | +0.0%  |
| Assessed Value | —              | \$298,598      | —      |
| Taxable Value  | —              | \$298,598      | —      |

2026 column: Verified. 2025 column: Verified.

## 2025 Billing & Tax Rate

| Metric             | Value   | Confidence / Note                                              |
|--------------------|---------|----------------------------------------------------------------|
| Effective Tax Rate | 1.9105% | Verified                                                       |
| Total Tax          | \$6,362 | Verified                                                       |
| Assessment Ratio   | 89.7%   | Below typical ~100%                                            |
| Delinquent Taxes   | \$7,317 | Since — — as of June 20, 2026, grows monthly (Tax Code §33.01) |

## 2025 Entity-Level Tax Breakdown

| Taxing Entity          | Rate    | Amount Due |
|------------------------|---------|------------|
| Lago Vista ISD         | 1.0169% | \$3,036.44 |
| City of Lago Vista     | 0.4200% | \$1,254.11 |
| Travis County          | 0.3758% | \$1,122.27 |
| Travis Central Health  | 0.1180% | \$352.41   |
| Travis County ESD # 01 | 0.1000% | \$298.60   |
| Travis County ESD # 07 | 0.1000% | \$298.50   |

## Value & Tax History

| Year | Market Value | Assessed Value | Total Tax | Confidence                                |
|------|--------------|----------------|-----------|-------------------------------------------|
| 2021 | \$25,056     | \$125,280      | \$803     | Partial — Appraisal is not fully verified |
| 2022 | —            | \$259,200      | \$5,724   | N/A                                       |
| 2023 | —            | \$259,200      | \$5,243   | N/A                                       |
| 2024 | —            | \$416,275      | \$6,480   | N/A                                       |
| 2025 | \$333,020    | \$298,598      | \$6,362   | Verified                                  |

|      |           |           |   |     |
|------|-----------|-----------|---|-----|
| 2026 | \$333,020 | \$333,020 | — | N/A |
|------|-----------|-----------|---|-----|

Why This Bill Changed (2024 to 2025)

| Effect           | Amount   |
|------------------|----------|
| 2024 Total       | \$6,480  |
| Value Change     | -\$2,452 |
| Rate Change      | +\$141   |
| Exemption Change | +\$2,192 |
| 2025 Total       | \$6,362  |

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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