

# Parcelytics — Tax Due Diligence Report

20211 RANCHO CIELO CT TX 78645 · Geo ID 0170780110

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   | \$1,672,396    | \$2,363,034    | -29.2% |
| Assessed Value | —              | \$1,301,068    | —      |
| Taxable Value  | —              | \$1,301,068    | —      |

2026 column: Verified. 2025 column: Verified.

## 2025 Billing & Tax Rate

| Metric             | Value    | Confidence / Note                                               |
|--------------------|----------|-----------------------------------------------------------------|
| Effective Tax Rate | 0.9419%  | Partial — Total Tax is not fully verified                       |
| Total Tax          | \$22,258 | Partial — reconstructed by summing entity-level billing records |
| Assessment Ratio   | 55.1%    | Below typical ~100%                                             |

## 2025 Entity-Level Tax Breakdown

| Taxing Entity          | Rate    | Amount Due  |
|------------------------|---------|-------------|
| Lago Vista ISD         | 1.0169% | \$13,230.57 |
| Travis County          | 0.3758% | \$4,890.00  |
| Travis Central Health  | 0.1180% | \$1,535.56  |
| Travis County ESD # 01 | 0.1000% | \$1,301.07  |
| Travis County ESD # 07 | 0.1000% | \$1,300.64  |

## Value & Tax History

| Year | Market Value | Assessed Value | Total Tax | Confidence                              |
|------|--------------|----------------|-----------|-----------------------------------------|
| 2021 | \$656,130    | \$88,000       | \$11,661  | Verified                                |
| 2022 | \$621,692    | \$392,000      | \$17,828  | Verified                                |
| 2023 | \$1,000,000  | \$392,000      | \$16,116  | Verified                                |
| 2024 | \$1,000,000  | \$392,000      | \$18,005  | Verified                                |
| 2025 | \$2,363,034  | \$1,301,068    | \$22,258  | Partial — Billing is not fully verified |
| 2026 | \$1,672,396  | \$1,070,933    | —         | 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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