

# Parcelytics — Tax Due Diligence Report

5100 CANYON OAKS DR TX 78645 · Geo ID 0172830172

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   | \$7,649        | \$17,878       | -57.2% |
| Assessed Value | —              | \$8,618        | —      |
| Taxable Value  | —              | \$8,618        | —      |

2026 column: Verified. 2025 column: Verified.

## 2025 Billing & Tax Rate

| Metric             | Value   | Confidence / Note                                               |
|--------------------|---------|-----------------------------------------------------------------|
| Effective Tax Rate | 1.0272% | Partial — Total Tax is not fully verified                       |
| Total Tax          | \$184   | Partial — reconstructed by summing entity-level billing records |
| Assessment Ratio   | 48.2%   | Below typical ~100%                                             |

## 2025 Entity-Level Tax Breakdown

| Taxing Entity          | Rate    | Amount Due |
|------------------------|---------|------------|
| Lago Vista ISD         | 1.0169% | \$87.64    |
| City of Lago Vista     | 0.4200% | \$36.20    |
| Travis County          | 0.3758% | \$32.39    |
| Travis Central Health  | 0.1180% | \$10.17    |
| Travis County ESD # 01 | 0.1000% | \$8.62     |
| Travis County ESD # 07 | 0.1000% | \$8.62     |

## Value & Tax History

| Year | Market Value | Assessed Value | Total Tax | Confidence                                |
|------|--------------|----------------|-----------|-------------------------------------------|
| 2021 | \$2,720      | \$5,984        | \$429     | Partial — Appraisal is not fully verified |
| 2022 | \$17,324     | \$5,984        | \$132     | Verified                                  |
| 2023 | \$5,985      | \$5,984        | \$121     | Verified                                  |
| 2024 | \$5,985      | \$17,810       | \$150     | Partial — Appraisal is not fully verified |
| 2025 | \$17,878     | \$8,618        | \$184     | Partial — Billing is not fully verified   |
| 2026 | \$7,649      | \$7,649        | —         | 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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