

# Parcelytics — Tax Due Diligence Report

18852 HIDDEN RIDGE PL JONESTOWN, TX 78645 · Geo ID 0174680309  
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   | \$513,928      | \$529,392      | -2.9%  |
| Assessed Value | —              | \$529,392      | —      |
| Taxable Value  | —              | \$529,392      | —      |

2026 column: Verified. 2025 column: Verified.

## 2025 Billing & Tax Rate

| Metric             | Value    | Confidence / Note                                               |
|--------------------|----------|-----------------------------------------------------------------|
| Effective Tax Rate | 2.1088%  | Partial — Total Tax is not fully verified                       |
| Total Tax          | \$11,164 | Partial — reconstructed by summing entity-level billing records |

## 2025 Entity-Level Tax Breakdown

| Taxing Entity          | Rate    | Amount Due |
|------------------------|---------|------------|
| Lago Vista ISD         | 1.0169% | \$5,383.39 |
| City of Jonestown      | 0.3981% | \$2,107.51 |
| Travis County          | 0.3758% | \$1,989.69 |
| Travis Central Health  | 0.1180% | \$624.80   |
| Travis County ESD # 01 | 0.1000% | \$529.39   |
| Travis County ESD # 07 | 0.1000% | \$529.22   |

## Value & Tax History

| Year | Market Value | Assessed Value | Total Tax | Confidence                              |
|------|--------------|----------------|-----------|-----------------------------------------|
| 2021 | \$339,600    | \$52,000       | \$6,991   | Verified                                |
| 2022 | \$403,769    | \$100,000      | \$13,351  | Verified                                |
| 2023 | \$607,173    | \$100,000      | \$12,589  | Verified                                |
| 2024 | \$629,688    | \$155,000      | \$12,729  | Verified                                |
| 2025 | \$529,392    | \$529,392      | \$11,164  | Partial — Billing is not fully verified |
| 2026 | \$513,928    | \$513,928      | —         | 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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