

Parcelytics — Tax Due Diligence Report

ABS 249 SUR 105 D & W R R CO & VAR SURS ACR 470.00 (1-d-1w) · Geo ID 0183670161
Generated September 15, 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	\$7,050,000	\$16,186,508	-56.4%
Assessed Value	—	\$54,515	—
Taxable Value	—	\$54,515	—

2026 column: Verified. 2025 column: Verified.

2025 Billing & Tax Rate

Metric	Value	Confidence / Note
Effective Tax Rate	0.0065%	Partial — Total Tax is not fully verified
Total Tax	\$1,052	Partial — reconstructed by summing entity-level billing records
Assessment Ratio	0.3%	Below typical ~100%

2025 Entity-Level Tax Breakdown

Taxing Entity	Rate	Amount Due
Lago Vista ISD	1.0169%	\$554.36
Travis County	0.3758%	\$204.89
City of Jonestown	0.3981%	\$119.36
Travis Central Health	0.1180%	\$64.34
Travis County ESD # 01	0.1000%	\$54.52
Travis County ESD # 07	0.1000%	\$54.50

Value & Tax History

Year	Market Value	Assessed Value	Total Tax	Confidence
2022	—	—	\$1,047	N/A
2023	—	—	\$1,028	N/A
2024	—	—	\$973	N/A
2025	\$16,186,508	\$54,515	\$1,052	Partial — Billing is not fully verified
2026	\$7,050,000	\$50,398	—	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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