Parcelytics — Tax Due Diligence Report

11000 BEACH RD TX 78641 · Geo ID 0188550910

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	$430,315	$769,928	-44.1%
Assessed Value	—	$726,995	—
Taxable Value	—	$726,995	—

2026 column: Verified. 2025 column: Verified.

2025 Billing & Tax Rate

Metric	Value	Confidence / Note
Effective Tax Rate	1.7791%	Partial — Total Tax is not fully verified
Total Tax	$13,698	Partial — reconstructed by summing entity-level billing records
Assessment Ratio	94.4%	Below typical ~100%

2025 Entity-Level Tax Breakdown

Taxing Entity	Rate	Amount Due
Leander ISD	1.0869%	$7,901.71
Travis County	0.3758%	$2,732.37
Travis Central Health	0.1180%	$858.02
Austin Community College	0.1034%	$751.71
Travis County ESD # 01	0.1000%	$727.00
Travis County ESD # 07	0.1000%	$726.76

Value & Tax History

Year	Market Value	Assessed Value	Total Tax	Confidence
2021	$348,500	$86,943	$9,915	Verified
2022	$469,700	$86,943	$18,262	Verified
2023	$927,651	$337,176	$13,090	Verified
2024	$728,500	$185,600	$11,096	Verified
2025	$769,928	$726,995	$13,698	Partial — Billing is not fully verified
2026	$430,315	$430,315	—	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.

Generated by Parcelytics. This report reflects the most recent verified county data available in the system at the time of generation and is not an official TCAD or Travis County Tax Office document.