Parcelytics — Tax Due Diligence Report

3102 LAKESIDE DR TX 78723 · Geo ID 0223230130

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	$187,768	$268,241	-30.0%
Assessed Value	—	$268,241	—
Taxable Value	—	$268,241	—

2026 column: Verified. 2025 column: Verified.

2025 Billing & Tax Rate

Metric	Value	Confidence / Note
Effective Tax Rate	1.4299%	Partial — Total Tax is not fully verified
Total Tax	$3,836	Partial — reconstructed by summing entity-level billing records

2025 Entity-Level Tax Breakdown

Taxing Entity	Rate	Amount Due
Austin ISD	0.9252%	$1,895.22
City of Austin	0.5240%	$841.02
Travis County	0.3758%	$654.87
Austin Community College	0.1034%	$252.74
Travis Central Health	0.1180%	$191.68

Value & Tax History

Year	Market Value	Assessed Value	Total Tax	Confidence
2021	$183,750	$183,750	$4,000	Verified
2022	—	$315,000	$6,221	N/A
2023	—	$315,000	$5,699	N/A
2024	—	$315,000	$6,243	N/A
2025	$268,241	$268,241	$3,836	Partial — Billing is not fully verified
2026	$187,768	$187,768	—	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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