

# Parcelytics — Tax Due Diligence Report

HAMILTON POOL RD TX · Geo ID 0510160101

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   | \$1,796,487    | \$1,491,704    | +20.4% |
| Assessed Value | —              | \$328,203      | —      |
| Taxable Value  | —              | \$328,203      | —      |

2026 column: Verified. 2025 column: Verified.

## 2025 Billing & Tax Rate

| Metric             | Value   | Confidence / Note                                                 |
|--------------------|---------|-------------------------------------------------------------------|
| Effective Tax Rate | 0.3573% | Verified                                                          |
| Total Tax          | \$5,330 | Verified                                                          |
| Assessment Ratio   | 22.0%   | Below typical ~100%                                               |
| Delinquent Taxes   | \$99    | Since 2024 — as of June 20, 2026, grows monthly (Tax Code §33.01) |

## 2025 Entity-Level Tax Breakdown

| Taxing Entity          | Rate    | Amount Due |
|------------------------|---------|------------|
| Lake Travis ISD        | 1.0397% | \$3,412.33 |
| Travis County          | 0.3758% | \$1,233.54 |
| Travis Central Health  | 0.1180% | \$387.36   |
| Travis County ESD # 06 | 0.0904% | \$296.69   |

## Value & Tax History

| Year | Market Value | Assessed Value | Total Tax | Confidence |
|------|--------------|----------------|-----------|------------|
| 2021 | \$79,667     | \$17,000       | \$1,243   | Verified   |
| 2022 | \$67,067     | \$17,000       | \$1,489   | Verified   |
| 2023 | \$84,579     | \$41,716       | \$5,098   | Verified   |
| 2024 | \$323,822    | \$59,526       | \$5,492   | Verified   |
| 2025 | \$1,491,704  | \$328,203      | \$5,330   | Verified   |
| 2026 | \$1,796,487  | \$181,043      | —         | N/A        |

## Why This Bill Changed (2024 to 2025)

| Effect           | Amount   |
|------------------|----------|
| 2024 Total       | \$5,492  |
| Value Change     | +\$4,314 |
| Rate Change      | +\$60    |
| Exemption Change | -\$4,537 |
| 2025 Total       | \$5,330  |

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### 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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