Parcelytics — Tax Due Diligence Report

IVY DR TX 78642 · Geo ID 0533770143

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	$927,707	$1,043,071	-11.1%
Assessed Value	—	$151,879	—
Taxable Value	—	$121,503	—

2026 column: Verified. 2025 column: Verified.

2025 Billing & Tax Rate

Metric	Value	Confidence / Note
Effective Tax Rate	0.2595%	Partial — Total Tax is not fully verified
Total Tax	$2,706	Partial — reconstructed by summing entity-level billing records
Assessment Ratio	14.6%	Below typical ~100%

2025 Entity-Level Tax Breakdown

Taxing Entity	Rate	Amount Due
Leander ISD	1.0869%	$1,650.77
Travis County	0.3758%	$456.66
Travis County ESD # 01	0.1000%	$151.88
Austin Community College	0.1034%	$151.87
Travis County ESD # 07	0.1000%	$151.83
Travis Central Health	0.1180%	$143.40

Value & Tax History

Year	Market Value	Assessed Value	Total Tax	Confidence
2021	$30,272	$93,124	$1,873	Partial — Appraisal is not fully verified
2022	$584,444	$131,456	$1,968	Verified
2023	$935,577	$131,456	$1,147	Verified
2024	$773,354	$169,296	$1,368	Verified
2025	$1,043,071	$151,879	$2,706	Partial — Billing is not fully verified
2026	$927,707	$158,625	—	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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