

# Parcelytics — Tax Due Diligence Report

22200 W STATE HY 71 TX 78669 · Geo ID 0541050301

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   | \$576,072      | \$700,314      | -17.7% |
| Assessed Value | —              | \$624,977      | —      |
| Taxable Value  | —              | \$423,199      | —      |

2026 column: Verified. 2025 column: Verified.

## 2025 Billing & Tax Rate

| Metric             | Value   | Confidence / Note   |
|--------------------|---------|---------------------|
| Effective Tax Rate | 0.9367% | Verified            |
| Total Tax          | \$6,560 | Verified            |
| Assessment Ratio   | 89.2%   | Below typical ~100% |

## 2025 Entity-Level Tax Breakdown

| Taxing Entity          | Rate    | Amount Due |
|------------------------|---------|------------|
| Lake Travis ISD        | 1.0397% | \$3,453.74 |
| Travis County          | 0.3758% | \$1,590.57 |
| Travis County ESD # 08 | 0.0930% | \$581.32   |
| Travis County ESD # 16 | 0.0775% | \$484.36   |
| Travis Central Health  | 0.1180% | \$449.93   |

## Value & Tax History

| Year | Market Value | Assessed Value | Total Tax | Confidence |
|------|--------------|----------------|-----------|------------|
| 2021 | \$455,557    | \$195,149      | \$5,647   | Verified   |
| 2022 | \$459,891    | \$195,149      | \$5,978   | Verified   |
| 2023 | \$527,833    | \$195,149      | \$5,272   | Verified   |
| 2024 | \$565,310    | \$195,149      | \$5,387   | Verified   |
| 2025 | \$700,314    | \$624,977      | \$6,560   | Verified   |
| 2026 | \$576,072    | \$576,072      | —         | N/A        |

## Why This Bill Changed (2024 to 2025)

| Effect           | Amount   |
|------------------|----------|
| 2024 Total       | \$5,387  |
| Value Change     | +\$7,204 |
| Rate Change      | +\$163   |
| Exemption Change | -\$6,195 |
| 2025 Total       | \$6,560  |

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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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