

# Parcelytics — Tax Due Diligence Report

3403 CRAWFORD RD SPEICEWOOD, TX 78669 · Geo ID 0542060308  
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   | \$512,669      | \$592,318      | -13.4% |
| Assessed Value | —              | \$349,335      | —      |
| Taxable Value  | —              | \$279,468      | —      |

2026 column: Verified. 2025 column: Verified.

## 2025 Billing & Tax Rate

| Metric             | Value   | Confidence / Note                                               |
|--------------------|---------|-----------------------------------------------------------------|
| Effective Tax Rate | 0.5784% | Partial — Total Tax is not fully verified                       |
| Total Tax          | \$3,426 | Partial — reconstructed by summing entity-level billing records |
| Assessment Ratio   | 59.0%   | Below typical ~100%                                             |

## 2025 Entity-Level Tax Breakdown

| Taxing Entity          | Rate    | Amount Due |
|------------------------|---------|------------|
| Lake Travis ISD        | 1.0397% | \$1,450.05 |
| Travis County          | 0.3758% | \$1,050.37 |
| Travis Central Health  | 0.1180% | \$329.84   |
| Travis County ESD # 08 | 0.0930% | \$324.93   |
| Travis County ESD # 16 | 0.0775% | \$270.73   |

## Value & Tax History

| Year | Market Value | Assessed Value | Total Tax | Confidence                                |
|------|--------------|----------------|-----------|-------------------------------------------|
| 2021 | \$238,597    | \$235,467      | \$3,377   | Verified                                  |
| 2022 | \$238,600    | \$554,006      | \$3,337   | Partial — Appraisal is not fully verified |
| 2023 | \$554,006    | \$520,766      | \$2,788   | Verified                                  |
| 2024 | \$520,766    | \$558,469      | \$3,293   | Partial — Appraisal is not fully verified |
| 2025 | \$592,318    | \$349,335      | \$3,426   | Partial — Billing is not fully verified   |
| 2026 | \$512,669    | \$384,269      | —         | 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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