

# Parcelytics — Tax Due Diligence Report

12301 RESEARCH BLVD 3 & 4 TX 78759 · Geo ID 0166030308

Generated July 23, 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 Preliminary | 2025 Certified | Change |
|----------------|------------------|----------------|--------|
| Market Value   | \$79,872,663     | \$86,637,470   | -7.8%  |
| Assessed Value | —                | \$86,637,470   | —      |
| Taxable Value  | —                | \$86,637,470   | —      |

2026 column: Preliminary — subject to change until certification. 2025 column: Verified.

## 2025 Billing & Tax Rate

| Metric             | Value       | Confidence / Note                                               |
|--------------------|-------------|-----------------------------------------------------------------|
| Effective Tax Rate | 1.9531%     | Partial — Total Tax is not fully verified                       |
| Total Tax          | \$1,692,083 | Partial — reconstructed by summing entity-level billing records |

## 2025 Entity-Level Tax Breakdown

| Taxing Entity            | Rate    | Amount Due   |
|--------------------------|---------|--------------|
| Round Rock ISD           | 0.8931% | \$750,204.00 |
| City of Austin           | 0.5240% | \$440,174.28 |
| Travis County            | 0.3758% | \$315,709.80 |
| Travis Central Health    | 0.1180% | \$99,139.32  |
| Austin Community College | 0.1034% | \$86,856.00  |

## Value & Tax History

| Year | Market Value  | Assessed Value | Total Tax   | Confidence                              |
|------|---------------|----------------|-------------|-----------------------------------------|
| 2021 | \$135,840,000 | \$135,840,000  | \$2,843,522 | Verified                                |
| 2022 | \$142,679,450 | \$142,679,450  | \$2,704,559 | Verified                                |
| 2023 | \$116,661,705 | \$116,661,705  | \$1,973,683 | Verified                                |
| 2024 | \$95,246,482  | \$95,246,482   | \$1,755,518 | Verified                                |
| 2025 | \$86,637,470  | \$86,637,470   | \$1,692,083 | Partial — Billing is not fully verified |
| 2026 | \$79,872,663  | \$79,872,663   | —           | 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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