

# Parcelytics — Tax Due Diligence Report

13955 F M RD 2769 TX 78641 · Geo ID 0168400408

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   | \$226,217        | \$298,481      | -24.2% |
| Assessed Value | —                | \$298,481      | —      |
| Taxable Value  | —                | \$298,481      | —      |

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

## 2025 Billing & Tax Rate

| Metric             | Value   | Confidence / Note |
|--------------------|---------|-------------------|
| Effective Tax Rate | 1.1806% | Verified          |
| Total Tax          | \$3,524 | Verified          |

## 2025 Entity-Level Tax Breakdown

| Taxing Entity            | Rate    | Amount Due |
|--------------------------|---------|------------|
| Leander ISD              | 1.0869% | \$2,146.63 |
| Travis County            | 0.3758% | \$742.29   |
| Travis Central Health    | 0.1180% | \$233.10   |
| Austin Community College | 0.1034% | \$204.22   |
| Travis County ESD # 14   | 0.1000% | \$197.50   |

## Value & Tax History

| Year | Market Value | Assessed Value | Total Tax | Confidence |
|------|--------------|----------------|-----------|------------|
| 2021 | \$94,245     | \$94,245       | \$1,895   | Verified   |
| 2022 | \$94,245     | \$94,245       | \$1,781   | Verified   |
| 2023 | \$117,806    | \$117,806      | \$2,018   | Verified   |
| 2024 | \$298,481    | \$141,367      | \$2,461   | Verified   |
| 2025 | \$298,481    | \$298,481      | \$3,524   | Verified   |
| 2026 | \$226,217    | \$226,217      | —         | N/A        |

## Why This Bill Changed (2024 to 2025)

| Effect | Amount |
|--------|--------|
|--------|--------|

|                  |          |
|------------------|----------|
| 2024 Total       | \$2,461  |
| Value Change     | +\$2,735 |
| Rate Change      | +\$86    |
| Exemption Change | -\$1,758 |
| 2025 Total       | \$3,524  |

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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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