

# Parcelytics — Tax Due Diligence Report

9205 MORIN DR ELGIN, TX 78621 · Geo ID 0215920204

Generated July 19, 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   | \$123,608        | \$128,831      | -4.1%  |
| Assessed Value | —                | \$128,831      | —      |
| Taxable Value  | —                | \$128,831      | —      |

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

## 2025 Billing & Tax Rate

| Metric             | Value   | Confidence / Note |
|--------------------|---------|-------------------|
| Effective Tax Rate | 1.7787% | Verified          |
| Total Tax          | \$2,291 | Verified          |

## 2025 Entity-Level Tax Breakdown

| Taxing Entity            | Rate    | Amount Due |
|--------------------------|---------|------------|
| Manor ISD                | 1.0814% | \$1,393.18 |
| Travis County            | 0.3758% | \$484.20   |
| Travis Central Health    | 0.1180% | \$152.05   |
| Austin Community College | 0.1034% | \$133.21   |
| Travis County ESD # 12   | 0.1000% | \$128.83   |

## Value & Tax History

| Year | Market Value | Assessed Value | Total Tax | Confidence |
|------|--------------|----------------|-----------|------------|
| 2021 | \$138,990    | \$138,990      | \$2,816   | Verified   |
| 2022 | \$95,098     | \$95,098       | \$3,797   | Verified   |
| 2023 | \$92,720     | \$92,720       | \$3,748   | Verified   |
| 2024 | \$132,313    | \$111,264      | \$4,623   | Verified   |
| 2025 | \$128,831    | \$128,831      | \$2,291   | Verified   |
| 2026 | \$123,608    | \$123,608      | —         | N/A        |

## Why This Bill Changed (2024 to 2025)

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

|                  |          |
|------------------|----------|
| 2024 Total       | \$4,623  |
| Value Change     | +\$305   |
| Rate Change      | +\$56    |
| Exemption Change | -\$2,692 |
| 2025 Total       | \$2,291  |

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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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