

# Parcelytics — Tax Due Diligence Report

3206 CRYSTAL BEND DR TX 78660 · Geo ID 0256400401

Generated July 27, 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   | \$353,258        | \$362,136      | -2.5%  |
| Assessed Value | —                | \$362,136      | —      |
| Taxable Value  | —                | \$362,136      | —      |

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

## 2025 Billing & Tax Rate

| Metric             | Value   | Confidence / Note                                               |
|--------------------|---------|-----------------------------------------------------------------|
| Effective Tax Rate | 1.5953% | Partial — Total Tax is not fully verified                       |
| Total Tax          | \$5,777 | Partial — reconstructed by summing entity-level billing records |

## 2025 Entity-Level Tax Breakdown

| Taxing Entity            | Rate    | Amount Due |
|--------------------------|---------|------------|
| Pflugerville ISD         | 1.1069% | \$2,458.82 |
| City of Austin           | 0.5240% | \$1,518.12 |
| Travis County            | 0.3758% | \$1,088.86 |
| Austin Community College | 0.1034% | \$369.28   |
| Travis Central Health    | 0.1180% | \$341.92   |

## Value & Tax History

| Year | Market Value | Assessed Value | Total Tax | Confidence                              |
|------|--------------|----------------|-----------|-----------------------------------------|
| 2021 | \$277,344    | \$277,344      | \$6,029   | Verified                                |
| 2022 | \$432,124    | \$305,078      | \$5,795   | Verified                                |
| 2023 | \$452,827    | \$335,586      | \$5,224   | Verified                                |
| 2024 | \$382,408    | \$369,145      | \$6,095   | Verified                                |
| 2025 | \$362,136    | \$362,136      | \$5,777   | Partial — Billing is not fully verified |
| 2026 | \$353,258    | \$353,258      | —         | 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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