

# Parcelytics — Tax Due Diligence Report

W CANYON RIDGE DR TX 78753 · Geo ID 0258230213

Generated July 21, 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   | \$9,459,320      | \$9,253,619    | +2.2%  |
| Assessed Value | —                | \$9,253,619    | —      |
| Taxable Value  | —                | \$9,253,619    | —      |

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

## 2025 Billing & Tax Rate

| Metric             | Value     | Confidence / Note                                               |
|--------------------|-----------|-----------------------------------------------------------------|
| Effective Tax Rate | 2.2282%   | Partial — Total Tax is not fully verified                       |
| Total Tax          | \$206,188 | Partial — reconstructed by summing entity-level billing records |

## 2025 Entity-Level Tax Breakdown

| Taxing Entity            | Rate    | Amount Due   |
|--------------------------|---------|--------------|
| Pflugerville ISD         | 1.1069% | \$102,428.31 |
| City of Austin           | 0.5240% | \$48,490.54  |
| Travis County            | 0.3758% | \$34,779.26  |
| Travis Central Health    | 0.1180% | \$10,921.40  |
| Austin Community College | 0.1034% | \$9,568.24   |

## Value & Tax History

| Year | Market Value | Assessed Value | Total Tax | Confidence                              |
|------|--------------|----------------|-----------|-----------------------------------------|
| 2021 | \$9,046,000  | \$9,046,000    | \$226,419 | Verified                                |
| 2022 | \$9,807,055  | \$9,807,055    | \$219,965 | Verified                                |
| 2023 | \$9,240,784  | \$9,240,784    | \$190,263 | Verified                                |
| 2024 | \$9,138,824  | \$9,138,824    | \$195,408 | Verified                                |
| 2025 | \$9,253,619  | \$9,253,619    | \$206,188 | Partial — Billing is not fully verified |
| 2026 | \$9,459,320  | \$9,459,320    | —         | 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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