Parcelytics — Tax Due Diligence Report

14313 SANDROCK BND TX 78660 · Geo ID 0258400501

Generated July 24, 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	$379,630	$359,876	+5.5%
Assessed Value	—	$359,876	—
Taxable Value	—	$359,876	—

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

2025 Billing & Tax Rate

Metric	Value	Confidence / Note
Effective Tax Rate	1.7240%	Partial — Total Tax is not fully verified
Total Tax	$6,204	Partial — reconstructed by summing entity-level billing records

2025 Entity-Level Tax Breakdown

Taxing Entity	Rate	Amount Due
Pflugerville ISD	1.1069%	$3,983.47
Travis County	0.3758%	$1,352.58
Travis Central Health	0.1180%	$424.74
Travis County ESD # 02	0.0928%	$333.84
Travis County ESD #17	0.0305%	$109.76

Value & Tax History

Year	Market Value	Assessed Value	Total Tax	Confidence
2021	$24,000	$24,000	$478	Verified
2022	$278,115	$278,115	$4,967	Verified
2023	$448,278	$448,278	$7,239	Verified
2024	$410,596	$410,596	$6,628	Verified
2025	$359,876	$359,876	$6,204	Partial — Billing is not fully verified
2026	$379,630	$379,630	—	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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