

# Parcelytics — Tax Due Diligence Report

16544 CAMERON RD TX 78660 · Geo ID 0259600116

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   | \$3,975,000      | \$3,975,000    | +0.0%  |
| Assessed Value | —                | \$12,843       | —      |
| Taxable Value  | —                | \$12,843       | —      |

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

## 2025 Billing & Tax Rate

| Metric             | Value   | Confidence / Note                                               |
|--------------------|---------|-----------------------------------------------------------------|
| Effective Tax Rate | 0.0072% | Partial — Total Tax is not fully verified                       |
| Total Tax          | \$286   | Partial — reconstructed by summing entity-level billing records |
| Assessment Ratio   | 0.3%    | Below typical ~100%                                             |

## 2025 Entity-Level Tax Breakdown

| Taxing Entity          | Rate    | Amount Due |
|------------------------|---------|------------|
| Pflugerville ISD       | 1.1069% | \$142.16   |
| City of Pflugerville   | 0.5350% | \$68.71    |
| Travis County          | 0.3758% | \$48.27    |
| Travis Central Health  | 0.1180% | \$15.16    |
| Travis County ESD # 02 | 0.0928% | \$11.91    |

## Value & Tax History

| Year | Market Value | Assessed Value | Total Tax | Confidence                              |
|------|--------------|----------------|-----------|-----------------------------------------|
| 2021 | \$1,192,500  | \$43,241       | \$851     | Verified                                |
| 2022 | \$1,192,500  | \$42,986       | \$766     | Verified                                |
| 2023 | \$1,987,500  | \$13,049       | \$524     | Verified                                |
| 2024 | \$3,975,000  | \$11,752       | \$589     | Verified                                |
| 2025 | \$3,975,000  | \$12,843       | \$286     | Partial — Billing is not fully verified |
| 2026 | \$3,975,000  | \$13,178       | —         | 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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