

# Parcelytics — Tax Due Diligence Report

905 W HOWARD LN TX 78753 · Geo ID 0264260114

Generated July 20, 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   | \$52,424,843     | \$40,000,000   | +31.1% |
| Assessed Value | —                | \$40,000,000   | —      |
| Taxable Value  | —                | \$40,000,000   | —      |

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

## 2025 Billing & Tax Rate

| Metric             | Value     | Confidence / Note                                               |
|--------------------|-----------|-----------------------------------------------------------------|
| Effective Tax Rate | 2.1028%   | Partial — Total Tax is not fully verified                       |
| Total Tax          | \$841,140 | Partial — reconstructed by summing entity-level billing records |

## 2025 Entity-Level Tax Breakdown

| Taxing Entity            | Rate    | Amount Due   |
|--------------------------|---------|--------------|
| Pflugerville ISD         | 1.1069% | \$417,854.75 |
| City of Austin           | 0.5240% | \$197,816.42 |
| Travis County            | 0.3758% | \$141,881.49 |
| Travis Central Health    | 0.1180% | \$44,553.68  |
| Austin Community College | 0.1034% | \$39,033.50  |

## Value & Tax History

| Year | Market Value | Assessed Value | Total Tax   | Confidence                              |
|------|--------------|----------------|-------------|-----------------------------------------|
| 2021 | \$41,386,891 | \$41,386,891   | \$1,035,905 | Verified                                |
| 2022 | \$47,200,000 | \$47,200,000   | \$1,048,475 | Verified                                |
| 2023 | \$53,400,000 | \$53,400,000   | \$1,013,222 | Verified                                |
| 2024 | \$40,268,000 | \$40,268,000   | \$861,016   | Verified                                |
| 2025 | \$40,000,000 | \$40,000,000   | \$841,140   | Partial — Billing is not fully verified |
| 2026 | \$52,424,843 | \$52,424,843   | —           | 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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