

# Parcelytics — Tax Due Diligence Report

3101 SHORELINE DR TX 78728 · Geo ID 0276200901

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   | \$2,222,475      | \$49,230,000   | -95.5% |
| Assessed Value | —                | \$49,230,000   | —      |
| Taxable Value  | —                | \$49,230,000   | —      |

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

## 2025 Billing & Tax Rate

| Metric             | Value     | Confidence / Note                                               |
|--------------------|-----------|-----------------------------------------------------------------|
| Effective Tax Rate | 1.4944%   | Partial — Total Tax is not fully verified                       |
| Total Tax          | \$735,688 | Partial — reconstructed by summing entity-level billing records |

## 2025 Entity-Level Tax Breakdown

| Taxing Entity            | Rate    | Amount Due   |
|--------------------------|---------|--------------|
| Round Rock ISD           | 0.8931% | \$407,182.15 |
| Travis County            | 0.3758% | \$171,355.25 |
| Travis Central Health    | 0.1180% | \$53,809.05  |
| Austin Community College | 0.1034% | \$47,142.13  |
| Travis County ESD # 02   | 0.0928% | \$42,293.42  |
| Travis County ESD #17    | 0.0305% | \$13,905.56  |

## Value & Tax History

| Year | Market Value | Assessed Value | Total Tax   | Confidence                              |
|------|--------------|----------------|-------------|-----------------------------------------|
| 2021 | \$45,880,000 | \$45,880,000   | \$814,179   | Verified                                |
| 2022 | \$61,900,000 | \$61,900,000   | \$1,041,606 | Verified                                |
| 2023 | \$66,468,641 | \$66,468,641   | \$953,730   | Verified                                |
| 2024 | \$46,799,000 | \$46,799,000   | \$738,354   | Verified                                |
| 2025 | \$49,230,000 | \$49,230,000   | \$735,688   | Partial — Billing is not fully verified |
| 2026 | \$2,222,475  | \$2,222,475    | —           | 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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