

# Parcelytics — Tax Due Diligence Report

1421 CHRIS LN PFLUGERVILLE, TX 78660 · Geo ID 0290490222

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   | \$1,252,197      | \$540,130      | +131.8% |
| Assessed Value | —                | \$458,425      | —       |
| Taxable Value  | —                | \$458,425      | —       |

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

## 2025 Billing & Tax Rate

| Metric             | Value   | Confidence / Note                                               |
|--------------------|---------|-----------------------------------------------------------------|
| Effective Tax Rate | 0.4113% | Partial — Total Tax is not fully verified                       |
| Total Tax          | \$2,221 | Partial — reconstructed by summing entity-level billing records |
| Assessment Ratio   | 84.9%   | Below typical ~100%                                             |

## 2025 Entity-Level Tax Breakdown

| Taxing Entity          | Rate    | Amount Due |
|------------------------|---------|------------|
| Travis County          | 0.3758% | \$840.09   |
| Pflugerville ISD       | 1.1069% | \$741.87   |
| Travis County ESD # 02 | 0.0928% | \$425.26   |
| Travis Central Health  | 0.1180% | \$214.26   |

## Value & Tax History

| Year | Market Value | Assessed Value | Total Tax | Confidence                              |
|------|--------------|----------------|-----------|-----------------------------------------|
| 2021 | \$405,924    | \$313,111      | \$4,609   | Verified                                |
| 2022 | \$789,962    | \$344,422      | \$4,574   | Verified                                |
| 2023 | \$790,163    | \$378,864      | \$2,763   | Verified                                |
| 2024 | \$539,684    | \$416,750      | \$3,002   | Verified                                |
| 2025 | \$540,130    | \$458,425      | \$2,221   | Partial — Billing is not fully verified |
| 2026 | \$1,252,197  | \$504,267      | —         | 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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