

# Parcelytics — Tax Due Diligence Report

6106 ROSS RD TX 78617 · Geo ID 0331310404

Generated July 22, 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   | \$109,000,000    | \$111,600,000  | -2.3%  |
| Assessed Value | —                | \$111,600,000  | —      |
| Taxable Value  | —                | \$111,600,000  | —      |

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

## 2025 Billing & Tax Rate

| Metric             | Value       | Confidence / Note                                               |
|--------------------|-------------|-----------------------------------------------------------------|
| Effective Tax Rate | 1.6273%     | Partial — Total Tax is not fully verified                       |
| Total Tax          | \$1,816,015 | Partial — reconstructed by summing entity-level billing records |

## 2025 Entity-Level Tax Breakdown

| Taxing Entity            | Rate    | Amount Due   |
|--------------------------|---------|--------------|
| Del Valle ISD            | 0.9489% | \$986,856.00 |
| Travis County            | 0.3758% | \$390,878.80 |
| Travis Central Health    | 0.1180% | \$122,743.92 |
| Austin Community College | 0.1034% | \$107,536.00 |
| Travis County ESD # 11   | 0.1000% | \$104,000.00 |
| Travis County ESD # 15   | 0.1000% | \$104,000.00 |

## Value & Tax History

| Year | Market Value  | Assessed Value | Total Tax   | Confidence                              |
|------|---------------|----------------|-------------|-----------------------------------------|
| 2021 | \$508,921     | \$508,921      | \$10,056    | Verified                                |
| 2022 | \$1,058,855   | \$1,058,855    | \$20,013    | Verified                                |
| 2023 | \$3,611,634   | \$3,611,634    | \$61,641    | Verified                                |
| 2024 | \$53,961,645  | \$53,961,645   | \$944,660   | Verified                                |
| 2025 | \$111,600,000 | \$111,600,000  | \$1,816,015 | Partial — Billing is not fully verified |
| 2026 | \$109,000,000 | \$109,000,000  | —           | 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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