

# Parcelytics — Tax Due Diligence Report

12013 PEARCE LN TX 78617 · Geo ID 0331310423

Generated July 24, 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   | \$1,068,309      | \$1,068,309    | +0.0%  |
| Assessed Value | —                | \$1,068,309    | —      |
| Taxable Value  | —                | \$1,068,309    | —      |

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

## 2025 Billing & Tax Rate

| Metric             | Value    | Confidence / Note                                              |
|--------------------|----------|----------------------------------------------------------------|
| Effective Tax Rate | 1.7462%  | Verified                                                       |
| Total Tax          | \$18,654 | Verified                                                       |
| Delinquent Taxes   | \$21,453 | Since — — as of June 20, 2026, grows monthly (Tax Code §33.01) |

## 2025 Entity-Level Tax Breakdown

| Taxing Entity            | Rate    | Amount Due  |
|--------------------------|---------|-------------|
| Del Valle ISD            | 0.9489% | \$10,137.18 |
| Travis County            | 0.3758% | \$4,015.19  |
| Travis Central Health    | 0.1180% | \$1,260.85  |
| Austin Community College | 0.1034% | \$1,104.63  |
| Travis County ESD # 11   | 0.1000% | \$1,068.31  |
| Travis County ESD # 15   | 0.1000% | \$1,068.31  |

## Value & Tax History

| Year | Market Value | Assessed Value | Total Tax | Confidence |
|------|--------------|----------------|-----------|------------|
| 2021 | \$320,493    | \$320,493      | \$6,333   | Verified   |
| 2022 | \$1,068,309  | \$1,068,309    | \$20,191  | Verified   |
| 2023 | \$1,068,309  | \$1,068,309    | \$18,233  | Verified   |
| 2024 | \$1,068,309  | \$1,068,309    | \$18,702  | Verified   |
| 2025 | \$1,068,309  | \$1,068,309    | \$18,654  | Verified   |
| 2026 | \$1,068,309  | \$1,068,309    | —         | N/A        |

### Why This Bill Changed (2024 to 2025)

| Effect           | Amount   |
|------------------|----------|
| 2024 Total       | \$18,702 |
| Value Change     | +\$0     |
| Rate Change      | -\$48    |
| Exemption Change | +\$0     |
| 2025 Total       | \$18,654 |

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### 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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