

# Parcelytics — Tax Due Diligence Report

BARDSTOWN WY 78744 · Geo ID 0338080511

Generated July 25, 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   | \$465,128        | \$482,299      | -3.6%  |
| Assessed Value | —                | \$460,529      | —      |
| Taxable Value  | —                | \$460,529      | —      |

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

## 2025 Billing & Tax Rate

| Metric             | Value    | Confidence / Note                                               |
|--------------------|----------|-----------------------------------------------------------------|
| Effective Tax Rate | 2.2036%  | Partial — Total Tax is not fully verified                       |
| Total Tax          | \$10,628 | Partial — reconstructed by summing entity-level billing records |
| Assessment Ratio   | 95.5%    | Below typical ~100%                                             |

## 2025 Entity-Level Tax Breakdown

| Taxing Entity            | Rate    | Amount Due |
|--------------------------|---------|------------|
| Pilot Knob #5            | 0.9500% | \$4,375.03 |
| Del Valle ISD            | 0.9489% | \$3,041.50 |
| Travis County            | 0.3758% | \$1,384.70 |
| Austin Community College | 0.1034% | \$471.02   |
| Travis County ESD # 15   | 0.1000% | \$460.53   |
| Travis County ESD # 11   | 0.1000% | \$460.53   |
| Travis Central Health    | 0.1180% | \$434.82   |

## Value & Tax History

| Year | Market Value | Assessed Value | Total Tax | Confidence                              |
|------|--------------|----------------|-----------|-----------------------------------------|
| 2022 | \$7,500      | \$7,500        | \$213     | Verified                                |
| 2023 | \$24,000     | \$24,000       | \$399     | Verified                                |
| 2024 | \$418,663    | \$418,663      | \$9,926   | Verified                                |
| 2025 | \$482,299    | \$460,529      | \$10,628  | Partial — Billing is not fully verified |
| 2026 | \$465,128    | \$465,128      | —         | 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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