

# Parcelytics — Tax Due Diligence Report

COW CREEK RD TX 78654 · Geo ID 0533870101

Generated July 18, 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   | \$12,338,400     | \$17,273,760   | -28.6% |
| Assessed Value | —                | \$84,337       | —      |
| Taxable Value  | —                | \$84,337       | —      |

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

## 2025 Billing & Tax Rate

| Metric             | Value   | Confidence / Note                                               |
|--------------------|---------|-----------------------------------------------------------------|
| Effective Tax Rate | 0.0036% | Partial — Total Tax is not fully verified                       |
| Total Tax          | \$620   | Partial — reconstructed by summing entity-level billing records |
| Assessment Ratio   | 0.5%    | Below typical ~100%                                             |

## 2025 Entity-Level Tax Breakdown

| Taxing Entity            | Rate    | Amount Due |
|--------------------------|---------|------------|
| Leander ISD              | 1.0869% | \$357.49   |
| Travis County            | 0.3758% | \$123.62   |
| Travis Central Health    | 0.1180% | \$38.82    |
| Austin Community College | 0.1034% | \$34.01    |
| Travis County ESD # 01   | 0.1000% | \$32.89    |
| Travis County ESD # 07   | 0.1000% | \$32.88    |

## Value & Tax History

| Year | Market Value | Assessed Value | Total Tax | Confidence                              |
|------|--------------|----------------|-----------|-----------------------------------------|
| 2021 | \$6,003,900  | \$70,707       | \$582     | Verified                                |
| 2022 | \$16,759,166 | \$29,032       | \$572     | Verified                                |
| 2023 | \$10,600,000 | \$30,470       | \$548     | Verified                                |
| 2024 | \$17,273,760 | \$30,239       | \$554     | Verified                                |
| 2025 | \$17,273,760 | \$84,337       | \$620     | Partial — Billing is not fully verified |
| 2026 | \$12,338,400 | \$86,903       | —         | 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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