

# Parcelytics — Tax Due Diligence Report

14400 FLAT TOP RANCH RD TX 78732 · Geo ID 0145530114

Generated September 17, 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 Certified | 2025 Certified | Change |
|----------------|----------------|----------------|--------|
| Market Value   | \$48,555       | \$48,555       | +0.0%  |
| Assessed Value | —              | \$20,160       | —      |
| Taxable Value  | —              | \$20,160       | —      |

2026 column: Verified. 2025 column: Verified.

## 2025 Billing & Tax Rate

| Metric             | Value   | Confidence / Note                                              |
|--------------------|---------|----------------------------------------------------------------|
| Effective Tax Rate | 0.7993% | Verified                                                       |
| Total Tax          | \$388   | Verified                                                       |
| Assessment Ratio   | 41.5%   | Below typical ~100%                                            |
| Delinquent Taxes   | \$8     | Since — — as of June 20, 2026, grows monthly (Tax Code §33.01) |

## 2025 Entity-Level Tax Breakdown

| Taxing Entity            | Rate    | Amount Due |
|--------------------------|---------|------------|
| Leander ISD              | 1.0869% | \$219.12   |
| Travis County            | 0.3758% | \$75.77    |
| City of Austin           | 0.5240% | \$26.41    |
| Travis Central Health    | 0.1180% | \$23.79    |
| Austin Community College | 0.1034% | \$20.85    |
| Travis County ESD # 06   | 0.0904% | \$13.67    |
| WCID # 17                | 0.0560% | \$8.47     |

## Value & Tax History

| Year | Market Value | Assessed Value | Total Tax | Confidence |
|------|--------------|----------------|-----------|------------|
| 2021 | \$14,000     | \$14,000       | \$303     | Verified   |
| 2022 | —            | \$14,000       | \$282     | N/A        |
| 2023 | —            | \$14,000       | \$256     | N/A        |
| 2024 | —            | \$48,555       | \$313     | N/A        |

|      |          |          |       |          |
|------|----------|----------|-------|----------|
| 2025 | \$48,555 | \$20,160 | \$388 | Verified |
| 2026 | \$48,555 | \$24,192 | —     | N/A      |

Why This Bill Changed (2024 to 2025)

| Effect           | Amount |
|------------------|--------|
| 2024 Total       | \$313  |
| Value Change     | -\$641 |
| Rate Change      | +\$12  |
| Exemption Change | +\$704 |
| 2025 Total       | \$388  |

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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