

# Parcelytics — Tax Due Diligence Report

4300 N QUINLAN PARK RD 100 TX 78732 · Geo ID 0147441002

Generated September 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 Certified | 2025 Certified | Change |
|----------------|----------------|----------------|--------|
| Market Value   | \$7,451,966    | \$6,986,056    | +6.7%  |
| Assessed Value | —              | \$6,986,056    | —      |
| Taxable Value  | —              | \$6,986,056    | —      |

2026 column: Verified. 2025 column: Verified.

## 2025 Billing & Tax Rate

| Metric             | Value     | Confidence / Note                                               |
|--------------------|-----------|-----------------------------------------------------------------|
| Effective Tax Rate | 1.8306%   | Partial — Total Tax is not fully verified                       |
| Total Tax          | \$127,884 | Partial — reconstructed by summing entity-level billing records |

## 2025 Entity-Level Tax Breakdown

| Taxing Entity            | Rate    | Amount Due  |
|--------------------------|---------|-------------|
| Leander ISD              | 1.0869% | \$75,931.44 |
| Travis County            | 0.3758% | \$26,256.74 |
| Travis Central Health    | 0.1180% | \$8,245.15  |
| Austin Community College | 0.1034% | \$7,223.58  |
| Travis County ESD # 06   | 0.0904% | \$6,315.32  |
| WCID # 17                | 0.0560% | \$3,912.19  |

## Value & Tax History

| Year | Market Value | Assessed Value | Total Tax | Confidence                              |
|------|--------------|----------------|-----------|-----------------------------------------|
| 2021 | \$8,300,000  | \$852,493      | \$142,346 | Verified                                |
| 2022 | \$6,884,000  | \$852,493      | \$125,530 | Verified                                |
| 2023 | \$6,500,000  | \$852,493      | \$90,950  | Verified                                |
| 2024 | \$5,200,000  | \$852,493      | \$108,672 | Verified                                |
| 2025 | \$6,986,056  | \$6,986,056    | \$127,884 | Partial — Billing is not fully verified |
| 2026 | \$7,451,966  | \$7,451,966    | —         | 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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