

# Parcelytics — Tax Due Diligence Report

7807 N RANCH RD 620 TX 78726 · Geo ID 0159370210

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   | \$5,106,036    | \$5,021,081    | +1.7%  |
| Assessed Value | —              | \$5,021,081    | —      |
| Taxable Value  | —              | \$5,021,081    | —      |

2026 column: Verified. 2025 column: Verified.

## 2025 Billing & Tax Rate

| Metric             | Value     | Confidence / Note                                               |
|--------------------|-----------|-----------------------------------------------------------------|
| Effective Tax Rate | 2.2082%   | Partial — Total Tax is not fully verified                       |
| Total Tax          | \$110,875 | Partial — reconstructed by summing entity-level billing records |

## 2025 Entity-Level Tax Breakdown

| Taxing Entity            | Rate    | Amount Due  |
|--------------------------|---------|-------------|
| Leander ISD              | 1.0869% | \$54,574.13 |
| City of Austin           | 0.5240% | \$26,311.32 |
| Travis County            | 0.3758% | \$18,871.48 |
| Travis Central Health    | 0.1180% | \$5,926.03  |
| Austin Community College | 0.1034% | \$5,191.80  |

## Value & Tax History

| Year | Market Value | Assessed Value | Total Tax | Confidence                              |
|------|--------------|----------------|-----------|-----------------------------------------|
| 2021 | \$4,047,411  | \$2,908,152    | \$99,837  | Verified                                |
| 2022 | \$4,071,700  | \$2,908,152    | \$120,794 | Verified                                |
| 2023 | \$5,361,647  | \$4,362,228    | \$101,800 | Verified                                |
| 2024 | \$4,945,493  | \$4,362,228    | \$105,267 | Verified                                |
| 2025 | \$5,021,081  | \$5,021,081    | \$110,875 | Partial — Billing is not fully verified |
| 2026 | \$5,106,036  | \$5,106,036    | —         | 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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